

MINUTES

Meeting: Trowbridge Area Board
Place: The Cotswold Space - County Hall, Trowbridge BA14 8JN
Date: 7 November 2019
Start Time: 7.00 pm
Finish Time: 9.10 pm

Please direct any enquiries on these minutes to:

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In Attendance:

Wiltshire Councillors

Cllr Andrew Bryant, Cllr Ernie Clark, Cllr Peter Fuller, Cllr David Halik, Cllr Edward Kirk (Chairman), Cllr Stewart Palmen and Cllr Horace Prickett (Vice-Chairman)

Cllr Gavin Grant

Total in attendance: 31

<u>Agenda Item No.</u>	<u>Summary of Issues Discussed and Decision</u>
57	<p><u>Apologies</u></p> <p>Apologies for absence were received from Councillor Steve Oldrieve.</p>
58	<p><u>Minutes</u></p> <p>The minutes of the meeting held on 19 September 2019 were presented for consideration, and it was,</p> <p><u>Resolved:</u></p> <p>To approve and sign the minutes as a true and correct record.</p>

59	<p><u>Declarations of Interest</u></p> <p>Councillor Edward Kirk declared an interest in a public query which was raised under Minute 61 by the manager of a preschool at Holbrook School, as he had contracts to supply uniforms to early years at Holbrook.</p>
60	<p><u>Chairman's Announcements</u></p> <p>Details were provided on the timescales for the Community Governance Review which had commenced on 1 November 2019, as well as details of requested schemes which had already been submitted by local parishes. Initial comments could be made against submitted schemes, and there would be consultation taking place in 2020.</p>
61	<p><u>Public Questions</u></p> <p>The Area Board received a statement from the manager of a preschool at Holbrook School regarding their lease of a building on the site and amounts which had been requested for maintaining the building. The Community Engagement Manager provided additional details from the Wiltshire Council Estates Team.</p> <p>The Area Board noted the comments and ongoing negotiations, and several members noted they would support efforts to help keep the preschool at its present location.</p>
62	<p><u>Partner Updates</u></p> <p>Updates from partners were received as follows:</p> <ul style="list-style-type: none"> <li data-bbox="363 1308 1495 1525"> <p>i. Wiltshire Police</p> <p>The written update was noted. In a verbal update it was noted a reorganisation of the neighbourhood teams would mean Westbury, Warminster, Tisbury and Mere would no longer be in the same wide area as Trowbridge. There were also queries relating to police action, where appropriate, to anti-social behaviour and begging.</p> <li data-bbox="363 1563 1495 1637"> <p>ii. Dorset Wiltshire Fire and Rescue Service</p> <p>The written update was noted.</p> <li data-bbox="363 1675 1495 2011"> <p>iii. Town and Parish Councils</p> <p>The written update from Trowbridge Town Council was received. It was noted that Trowbridge contained the only Lower Super Output Area in Wiltshire which was within the bottom 10% of areas in England in terms of deprivation, and had two other areas of high deprivation. Communication would take place with Wiltshire Council on how the areas could receive more assistance. It was also stated the Council had received a Gold award for the investment in and quality of its staff, which only 16% of organisations who applied received.</p>

	<p>In response to queries it was stated that the town council was calculating how much it was reasonable to charge for the use of their newly acquired street sweeper, and would be happy to hire it out to other parishes.</p> <p>From North Bradley it was stated a new member had been co-opted to ensure a full complement of members, and there had been increasing issues relating to speeding and HGVs. It was hoped the Neighbourhood Plan would complete the Inspector stage within a week or two, although there might be delay due to the elections.</p> <p>The parish would also coordinate with other rural parishes around Trowbridge regarding the Community Governance Reviews.</p> <p>From Hilperton it was also confirmed that after co-option the council was up to a full complement of members. There were surveys ongoing regarding blocking off the Devizes Road, in relation to traffic issues through the village.</p> <p>iv. Local Youth Network Secondary schools would be met with the week after the area board meeting, and there was interest in seeing if a school would be interested in hosting an area board meeting.</p> <p>v. Trowbridge Community Area Future (TCAF) The written report was noted, and it was noted that the organisation was changing its name to simply Trowbridge Future.</p>
63	<p><u>Rough Sleeping</u></p> <p>The Chairman introduced the item, noting that he had previously had a very closed view of rough sleeping and of rough sleepers, but that after witnessing the work of the Haven project along with Alabare and the Rough Sleeper team, had changed his perspective, and so had arranged the agenda item to inform Members of the nature of the issue and how it was being tackled.</p> <p>A presentation was received noting the creation of the Rough Sleeping team in October 2018 following a rise in rough sleeping. Beds were funded at Haven in Trowbridge, and others around the county. Outreach team members would seek in a persistent manner to understand the reasons someone had become homeless, and come up with a plan to find accommodation and help with other issues. It was acknowledged some rough sleepers did not want to engage, but teams continually sought to improve this.</p> <p>The area board discussed the presentation, seeking details of how many rough sleepers there were, trauma and substance abuse support, assisting in the claiming of benefits, preventative measures to work with the housing options team to stop someone becoming homeless in the first place, as there was now a</p>

	<p>duty to assign a prevention officer. Details were provided of the Haven project, and the need to tackle the problems leading to homelessness, not just move the problem on.</p> <p>A statement was also received from Revered Dearlove from Breakthrough Trowbridge, that the work of his organisation running day centre for four years had not received support from the council, and that many people were suffering as a result.</p> <p>It was noted that a new Homeless strategy would be considered by the Council on 2 November, and that outreach work was needed, as in some cases this only extended to a bed for the night..</p> <p>On a proposal from Councillor Edward Kirk, seconded by Councillor Horace Prickett, and after debate, it was,</p> <p><u>Resolved:</u></p> <p>That up to £5000.00 be made available from Area Board funds for the Community Engagement Manager to provide support to appropriate agencies and groups to seek to increase activities during the day in particular for outreach and support.</p>
64	<p><u>Economic Development and East Wing Update</u></p> <p>Chris Hilton, Interim Head of Economic Development, provided an update on economic development within Trowbridge. A presentation is attached to these minutes.</p> <p>In relation to the Trowbridge Masterplan, which identified zones of development and enhancement across the town centre, this had been approved a number of years ago and it was intended there be a refresh to identify what had not been delivered, and if it had not could it still be delivered. Consultants had been procured for this work in order to enable the bidding of government funding, with a business case draft to be considered it was intended in March 2020, and a bid in June 2020.</p> <p>In relation to the East Wing site opposite County Hall, it was confirmed the Clinical Commission Group had decided not to utilise the site, and there remained concerns regarding leisure options on the site. The leisure aspects were being identified from December 2019 to March 2020, with an options analysis prepared for April 2020.</p> <p>The Board discussed the update, with the Trowbridge Wellbeing Centre Development Group asking that the existing feasibility study for East Wing be used to speed the process, and that workshops be held to discuss options as they emerged.</p>

	<p><u>Resolved:</u></p> <p>To note the update</p> <p>Councillors Peter Fuller and Ernie Clark left the meeting at 2100.</p>
65	<p><u>Funding</u></p> <p>The Area Board deferred consideration of the grants included with the agenda pack.</p> <p><u>Community Area Transport Group</u></p> <p>An update was received on recent work of the CATG. It was then</p> <p><u>Resolved:</u></p> <p>To approve Issue 19-19-3 Broadcloth Lane, Clothyard and Weavers Drive, Trowbridge – 20mph speed limit assessment - £1875 subject to Trowbridge Town Council contribution of £625</p> <p>To approve Issue 16-19-4 (also 16-19-10)College Road/Sycamore Grove, Trowbridge – additional bollards - £750 subject to Trowbridge Town Council contribution of £250</p> <p><u>Signage</u></p> <p>The Board was provided estimated costs for production for plaques and other signage for larger capital projects to indicate the Area Board had funded or part funded those projects, with ranges from £80-120 per plaque.</p> <p>It was agreed that Members could request such plaques, and this could be circulated to other members between board meetings for consideration.</p>
66	<p><u>Urgent items</u></p> <p>There were no urgent items.</p>

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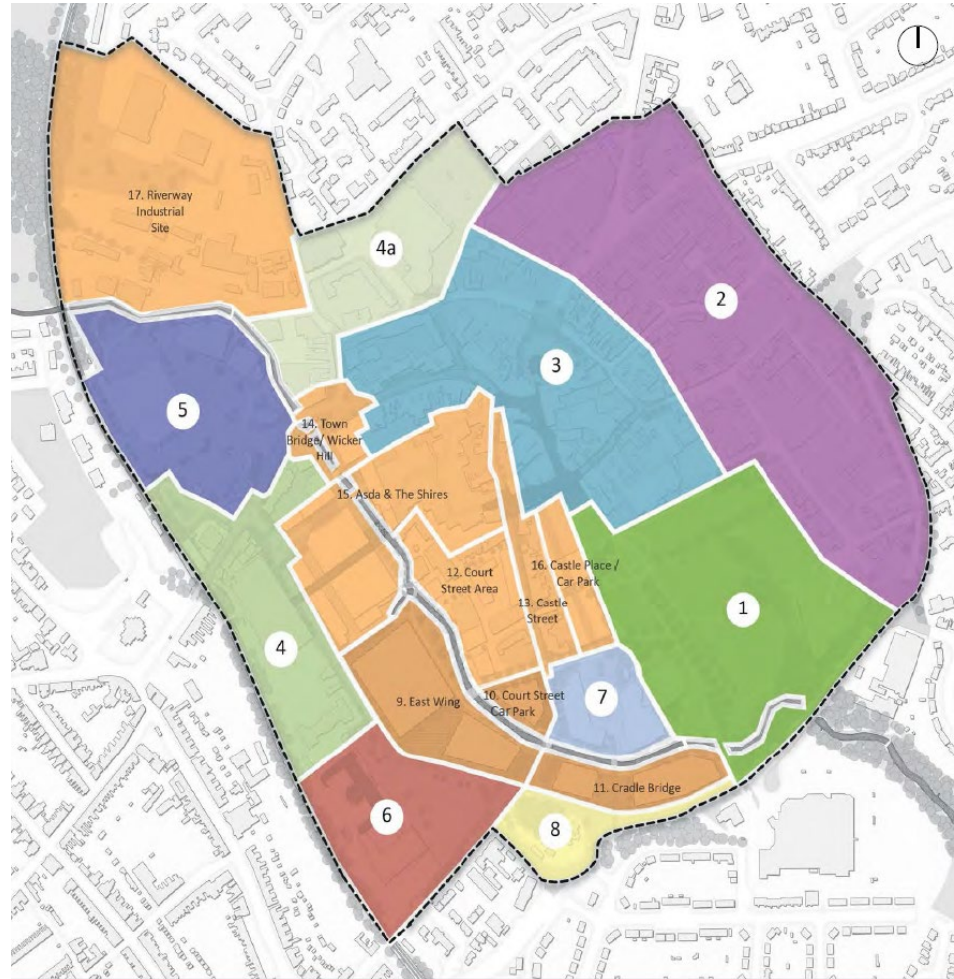
Trowbridge Area Board Update November 2019

Chris Hilton MRICS
Interim Head of Economic Development

Contents

- Trowbridge Masterplan 2014
- Masterplan Refresh and Future High Streets Fund Bid
- East Wing Update

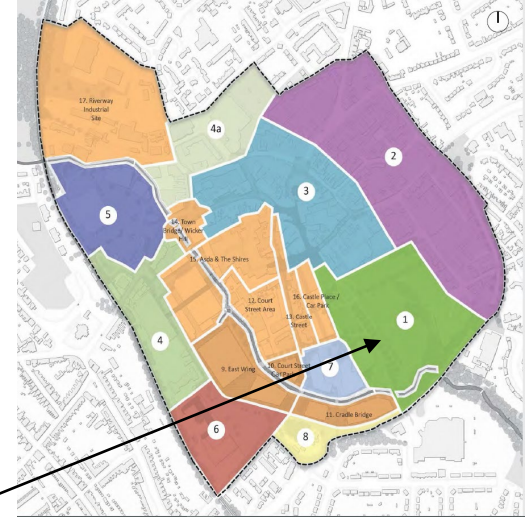
Trowbridge Masterplan 2014



Area 1 - Peoples Park

High quality Civic and public open spaces

- Improved activity around the edges of the park and quality of sports and recreation facilities
- Improvements to way parking and linages with town centre and edge of centre retail and leisure



Area 2 - North east edge of centre

Professional services, secondary retail and residential uses

- Improved functional links with town centre through improvements to public realm and way marking



The Halve

Area 3 - Historic town centre

Retail and service core

- Improved public realm and relationship with the riverside
- Explore opportunities for above ground residential uses and office accommodation



Area 4/4a - Edge of centre

Bythesea road/ Wicker Hill / Stallard street – edge of centre retail, small retail units and residential users

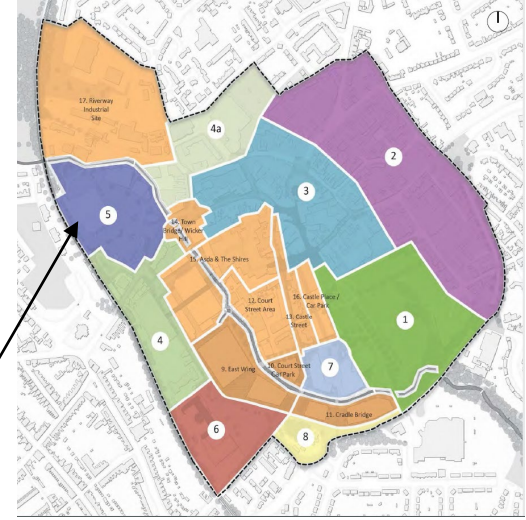
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- Transport interchange – seek enhancements to improve public realm, way making and links to the town centre and edge of centre users



Area 5 – Bowyers/Innox Mills

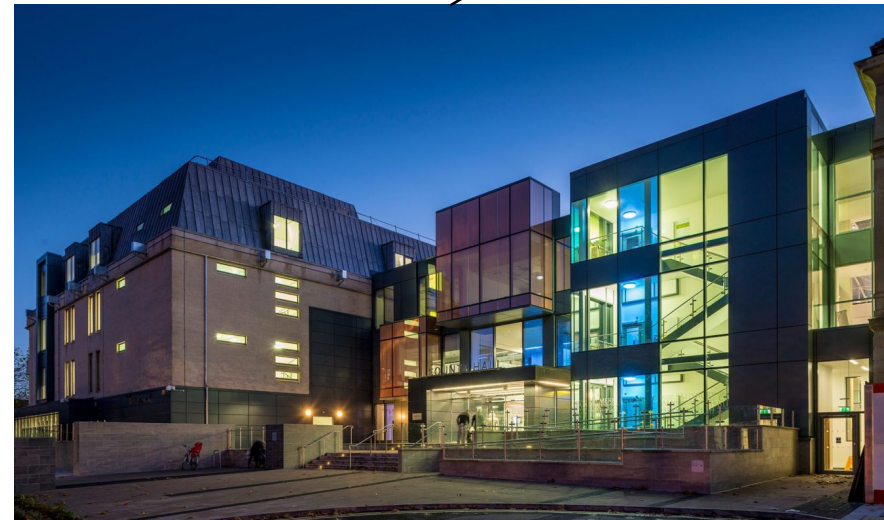
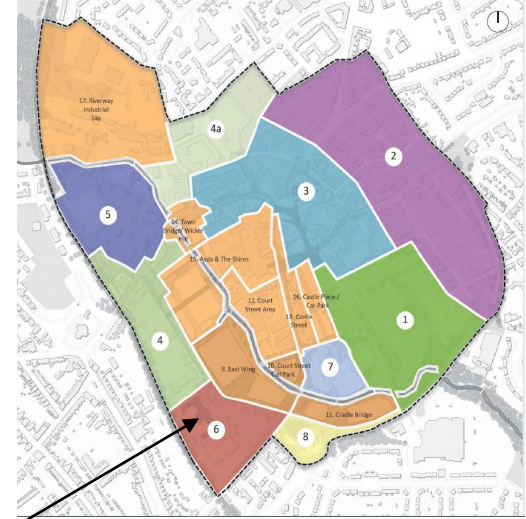
- Comprehensive redevelopment of the site comprising a food store, non-food retail units, leisure floorspace, food and drink floorspace and associated petrol filling station



Area 6 - County Hall

Primary county town administrative building including library and café

- Enhance linkages to transport interchanges and town and edge of centre users



Area 7 - St Stephens Place



Implemented scheme

- Comprehensive redevelopment of the site comprising multi-screen digital cinema, hotel, restaurants/cafes/bars/retail and associated car parking, public realm and pedestrian cycle links

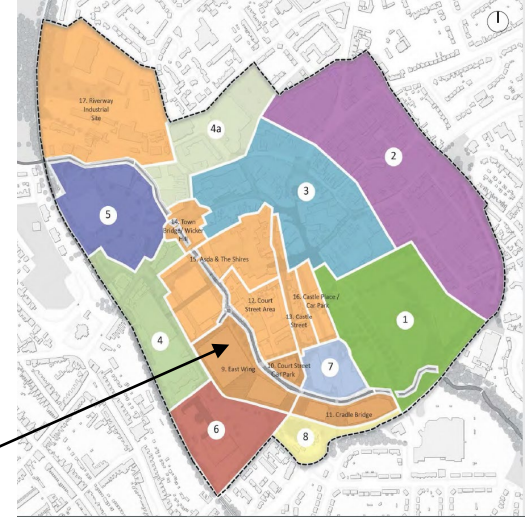
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Area 9 - East Wing

Site now cleared

- Comprehensive redevelopment of east wing supporting high quality, vibrant, mixed use development. As part of a series of new linked destinations along the river corridor.

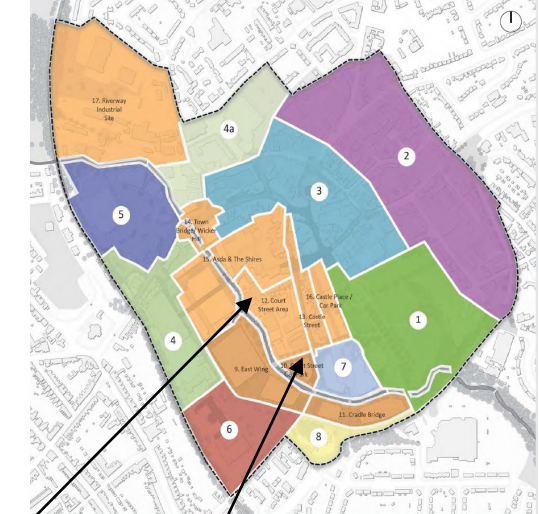


Area 10 & 12 - Court Street & Area

Council owned car park

Existing employment area comprising of under-used former mill building, warehouses, workshops and office accommodation

- Create an attractive working environment supporting innovation and growth in independent, cultural and creative business.
- Protect and enhance the existing heritage assets of the area and provide new pedestrian links with the river. Improve public realm and the traditional warehouse facades

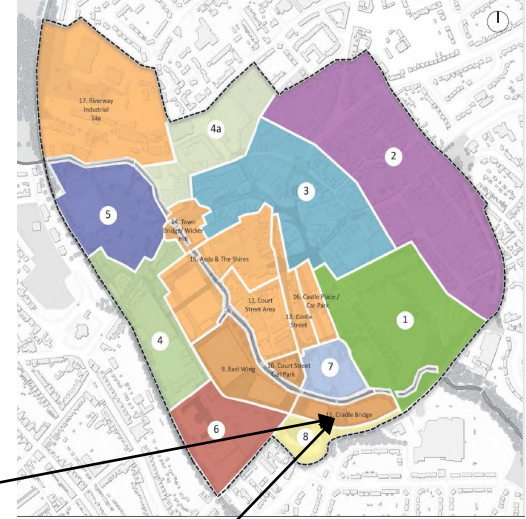


Area – 11 Cradle Bridge



Former 'Peter Black' site comprising vacant buildings and external servicing

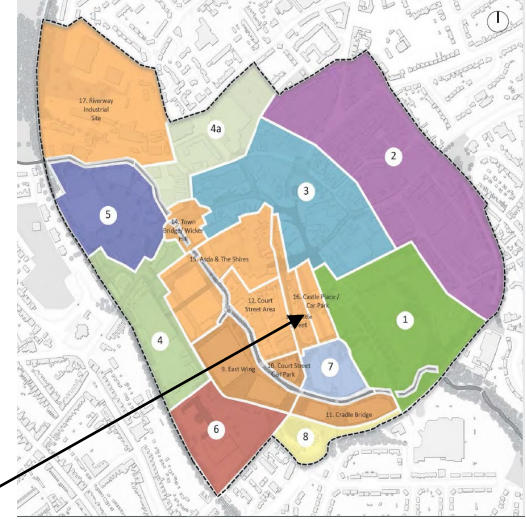
- Comprehensive redevelopment of East Wing, Court Street car park and Cradle Bridge supporting high quality, vibrant, mixed use development.
- As part of a series of new linked destinations along the river corridor and encourage people to make linked trips.
- Establish a new east-west pedestrian and cycle link across the River Biss.



Area 13 - Castle Street

Key north – south route into the historic core supporting a mix of smaller independent businesses, some units remain vacant

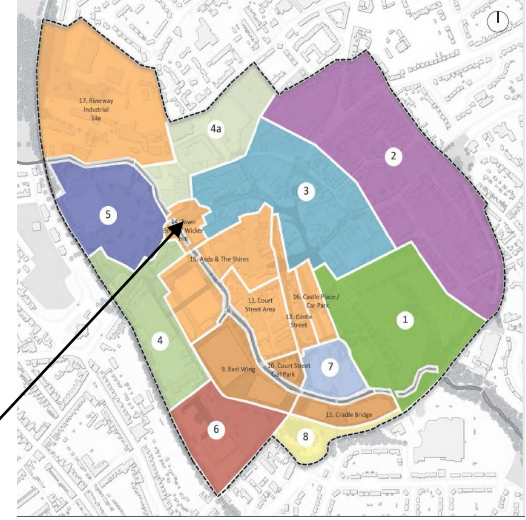
- Support complementary retail, leisure and commercial uses allowing for mix day and night time activity.
- Castle street as a key walking street encouraging links trips.
- Support potential future redevelopment of the toy store/garage to accommodate larger retail units.



Area 14 - Town Bridge / Wicker Hill

An important access point and gateway to the town and the river

- Creation of a new civic spaces at town bridge focused on the River Biss through comprehensive public realm works
- Maximise active development frontage onto the River Biss corridor and Wicker Hill



Area 15 - Asda and The Shires

Shopping centre, car park, supermarket and servicing

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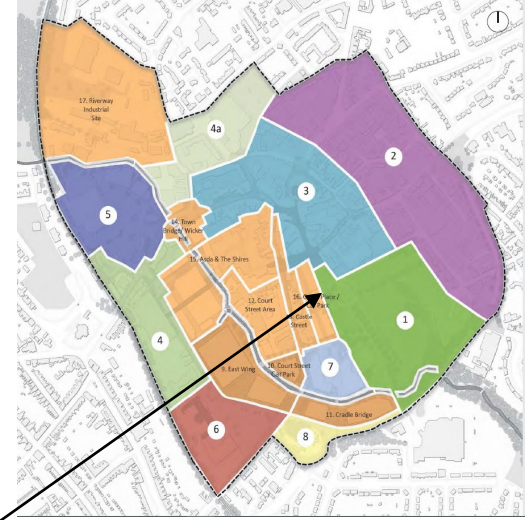
- To improve public realm, waymarking and relationship with the riverside, the historic core, the Gateway development and railway station
- Explore opportunities to reconfigure space to provide larger retail units set with an attractive environment.



Area 16 - Castle Place & Car park

Shopping centre, multi-storey car park and leisure centre

- Facilitate longer term redevelopment if the wider parking strategy for Trowbridge can be achieved.
- Support vibrant and mixed use development to encourage people to make linked trips



Area 17 - River way Industrial site (shails)

Light industrial and recycling facilities

- Facilitate longer term redevelopment opportunity for a mix of uses to include housing, office, business and/or leisure uses.
- Prepare a site specific development brief setting out the development and design principles.



Other opportunities?

Trowbridge Town Hall Trust

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The Masterplan Refresh

- A quick exercise. FHSF is not about doing more plans.
- Delivery Plan is key.
- Next step is delivery



Inner Circle Consulting - an award-winning consultancy - strategy development, programme management and project delivery in public sector regeneration.



LB Waltham Forest
Town Hall Campus
Redevelopment



Transforming Walthamstow's
EMD Cinema



West King Street renewal_Ha...
Hammersmith and Fulham



Cornwall Council
Pydar Street Development



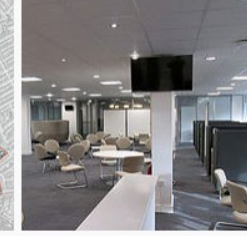
North Yorkshire
OPE



St Neots
Masterplan for Growth



LB Haringey
Wood Green Regeneration
Programme



LB Haringey
Future Ways of Working
Programme



Bath and NE Somerset Council
Customer Access Programme



LB Waltham Forest
Housing Direction of Travel



LB Waltham Forest
Property Transformation
Strategy



Isle of Wight Council
Regeneration Programme



Isle of Wight Council
Extra Care Investment



LB Barking and Dagenham
'Be First' Company Set-up



Isle of Wight
One Public Estate Programme



LB Hillingdon Strategic
Infrastructure Plan



Hayes Development
Funding Strategy



Home Office Headquarters
Rationalisation



Bath and NE Somerset Council
Workplaces Programme



Home Office
Smarter Working Programme



CG - Department of Education
Old Admiralty Building



London Cancer Hub
Options Appraisal



London Cancer Hub
Programme Management



LB Barnet
Regeneration Programme



LB Harrow
Regeneration Strategy

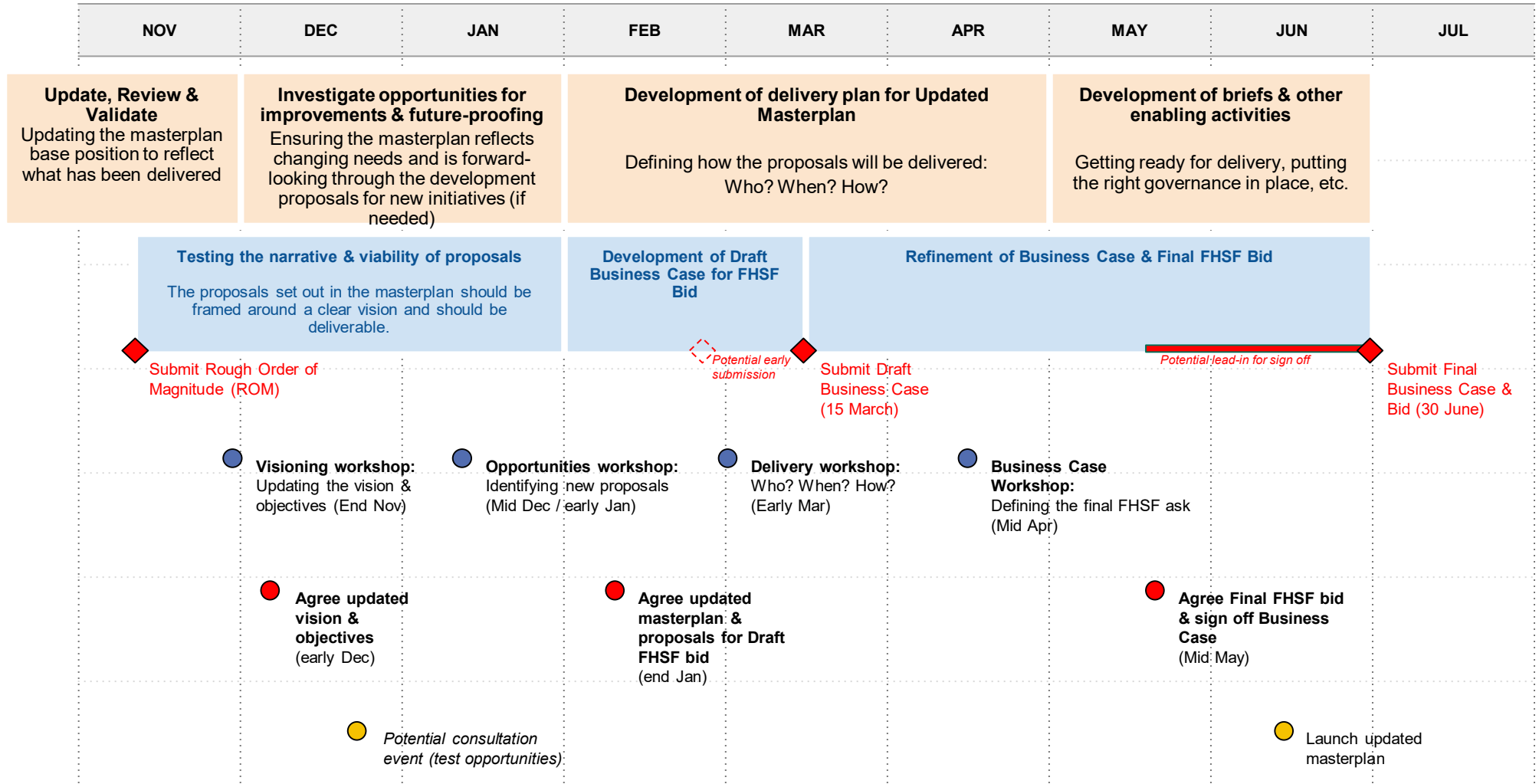


LB Harrow
Civic Centre



LB Harrow
Haslam House

TROWBRIDGE FUTURE HIGH STREET FUND - APPROACH & TIMESCALES



Key

- SB Project Board
- KS Key stakeholders
- ES External Stakeholders
- ◆ M FHSF Milestone

East Wing

CCG commissioned Kavanaghs in April 2019

11 sites long-listed

East Wing - PCT

Criteria	Short description	Weight
Meets service requirement	extent to which the site can accommodate the building and provide expansion space.	20
Meets parking requirement	extent to which the site can accommodate the identified need for parking	10
Location	potential for the site to provide a suitable environment for an ICC	12
Access	road and pedestrian access and transport links	12
Planning	potential for planning to be granted in a timely fashion	8
Site acquisition	tenure being offered and potential for site to be acquired in a timely fashion	8
Deliverability	potential for a development on this site to meet the project programme	15
Value for Money	potential to provide value for money	15

East Wing - PCT

	Site	Raw score	Raw rank	Weighted score	Weighted rank
1	East Wing	58	=4	713	5
4	South Trowbridge Business Park, West Ashton Road	58	=4	747	4
6	The Pavilions, White Horse Business Park	63	2	803	2
7	Trowbridge Community Hospital and vacant land adjacent	74	1	925	1
8	Land adjacent to The Pavilions, White Horse Business Park	62	3	781	3
11	Castle Place Shopping Centre	56	6	694	6

East Wing - PCT

Site	No weights	Original weights	Simple reverse	Greater reverse	Extreme reverse	Remove vfm and equal weights
East Wing	=4	5	4	4	4	4
S. Trowbridge Business Park, West Ashton Road	=4	4	5	5	6	5
The Pavilions, White Horse Business Park	2	2	2	2	3	=2
Trowbridge Community Hosp and vacant land adjacent	1	1	1	1	1	1
Land adjacent The Pavilions, White Horse Business Park	3	3	3	3	2	=2
Castle Place Shopping Centre	6	6	6	6	5	6

East Wing

Two shortlisted:

- *The existing Trowbridge Community Hospital Site and vacant land*
- *The Pavillions, White Horse Business Park*

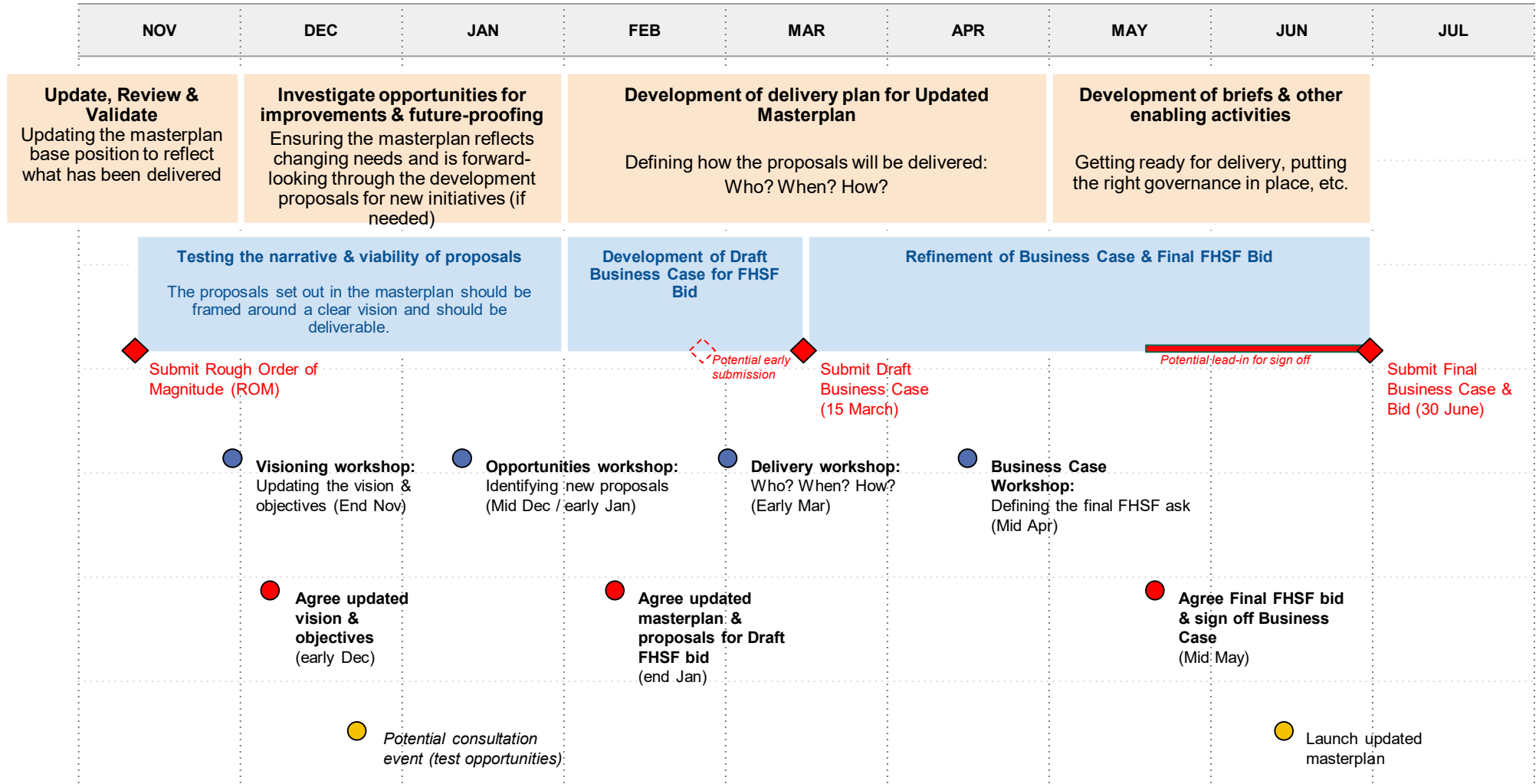
Trowbridge Community Hospital site preferred.

East Wing – Leisure Centre

- Wiltshire-wide Leisure Study – March 2020
- Site Options Analysis – April 2020
- Options for East Wing – December 2019 to March 2020

Cabinet decision

TROWBRIDGE FUTURE HIGH STREET FUND - APPROACH & TIMESCALES



Key

- SB Project Board
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