

## CLAY CROSS TOWN BOARD

### MINUTES OF MEETING HELD ON FRIDAY, 24 JULY 2020

#### **Present:**

Councillor Carolyn Renwick ..... Chair

Councillor Alex Dale	Leader of North East Derbyshire District Council
Councillor Jeremy Kenyon	Portfolio Holder for Transformation & Climate Change
Councillor Nigel Barker	
Councillor Gerry Morley	Clay Cross Parish Chair
Lee Rowley	Member of Parliament for North East Derbyshire
Peter Alford	Amion Consulting
Janine Foxhall	Derbyshire Community Health Services NHS Foundation Trust General Manager for Chesterfield and North East Derbyshire
Andrew King	Clay Cross Town Centre Group Treasurer
Martin Kirkpatrick	Buttress Architects
Peter Toohar	Nexus Planning
Alison Westray-Chapman	Derbyshire County Council Interim Head of Economic Development
Julie Richards	Chesterfield College
Cllr Tony King	Derbyshire County Council
Warren Manning	Derby University
Andy James	Sports England
Melanie Phythian	BEIS

#### **Also Present:**

K Apps	Joint Housing Strategy & Growth Manager
G Callingham	Director of Growth and Economic Development
Niall Clark	Rykned Homes Director of Property Services and Development
Janet Taylor	PA

#### **CXT Welcome**

**B/24/**

**20-** Councillor Renwick welcomed all to the meeting and introduced herself as Chair  
**21** for the meeting in the absence of Gary Golden.

#### **CXT Apologies for Absence**

**B/25/**

**20-** Apologies had been received from Gary Golden (Worcester Bosch).  
**21**

#### **CXT Declarations of Interest**

**B/26/**

**20-** No declarations of interest were made.  
**21**

**CXT** **Copper Meeting Update**

**B/27/**  
**20-**  
**21**

Karl Apps provided an update.

Copper Consultancy had been selected as part of the Town Hub Co-ordinator support and have reviewed the phase 1 consultation approach. They described it as a robust process and are pleased with the approach that has been adopted. Copper also reviewed the planned phase 2 consultation approach and believe it to be a good engagement process. The consultants did state they wished other Town's had adopted a similar approach to consultation.

**CXT** **Flow Chart Update**

**B/28/**  
**20-**  
**21**

Karl Apps provided an update to the flow chart.

Some changes had been made to the flow chart to reflect the extended consultation period (3 weeks to 4 weeks) with the final submission to Government 31 October 2020.

**CXT** **Stage 1 Consultation Summary**

**B/29/**  
**20-**  
**21**

Peter Tooher provided a summary of responses to the survey.

389 responses had been received to the survey.

There was a clear sense of improvement required to the town centre, leisure facilities, improving the A61, improving the pedestrian environment and more facilities for young people.

Councillor Morley was concerned in respect of the communication method used for the survey. As a resident of the area covered by the Investment Plan he had not received a postcard and from making enquiries with numerous residents was not aware that anyone else had received any communication.

Peter Tooher confirmed that 3000 leaflets had been distributed but he would check with the distributors for any problems encountered. A further leaflet drop was due to be distributed 31 July.

Councillor Kenyon asked if the responses gave a broad representation of Clay Cross. Peter Tooher would provide a breakdown.

Councillor Dale asked if the questionnaire had covered the surrounding areas of Clay Cross such as Grassmoor as he felt it was important to get the views of the wider area. Peter Tooher replied that the leaflets had been distributed within the towns fund area with adverts posted on Facebook and press releases done. Peter Tooher has agreed to send copies of the questionnaires to Parish Clerks in wards that are liable to use Clay Cross as a primary shopping area. Karl Apps agreed to provide Peter Tooher with the contact details of relevant Parish clerks.

**CXT** **Baseline Summary and Logic Model**

**B/30/**  
**20-**

Peter Alford asked for any comments from the group to be sent to either Peter

21 Alford or Karl Apps. The logic model is a requirement of the Investment Plan.

Andy James commented that in terms of outcomes lots of work has been done between Sharley Park Leisure Centre and North East Derbyshire.

Allison Westray-Chapman informed that Derbyshire County Council had an emerging recovery strategy and plan which should be included.

Councillor Kenyon commented that the approach to surface car parking must not be an anti-car plan.

Councillor Renwick asked the group to read and comment on the model.

**CXT** **Project Synopsis Draft**

**B/31/  
20-  
21**

Peter Tooher gave an update on the proposals for areas in the IP.

**Former Constabulary Building and Former Methodist Church**

Proposed to reuse these buildings as a creative hub for arts and artisan workshops. DCC willing and able to relocate the countryside service.

Andrew King commented this would appear to be a quick win and could kick start the regeneration of Clay Cross.

Melanie Phythian commented that Ashfield District Council are developing a makers space and could be worth contacting them.

Peter Tooher suggested developing the group to take forward and working with Creative Arts. Julie Richards would be happy to support.

There were numerous opportunities for small businesses and entrepreneurs.

**Market Street/Bridge Street**

To create a mixed use commercial, retail, leisure development with upper floor residential space sand a small 'market space' events area. Need to understand how to engage private sector.

Andrew King informed the area is one of the tunnel vents for the Midland Mainline and could possibly make something of that as start of the heritage trail.

Councillor Morley informed that Clay Cross Parish Council own quite a bit of land in this area and there are two vents in Market Street.

There are also some challenging landowners in the area and how could the Board effectively take control of the land.

Peter Tooher had had conversations with some landowners regarding relocation/reprovision. Work with Iceland would be required for their relocation. There would also be the option of CPO powers.

Councillor Dale commented on the small provision of 23 car parking spaces is this sufficient? Overall there is plenty of car parking in Clay Cross at the moment but whether it is in the right area needs to be considered.

Andrew King informed there was a lot of surface parking which was not good use of space, was there any possibility of underground parking? All potential options on the table.

The town centre needs to be flexible.

DCC said there was a possibility of the relocation of the bus station.

#### Bridge Street/Smithy Street

This would be a complimentary project to Market Street. Looking to bring in residential development and leisure activity. There is an opportunity to make better use of Tesco carpark. This would be picked up with Tesco to aid connectivity.

#### Clay Cross Training, Learning and Enterprise Hub

An element of this work would be the demolition of the former [primary school. There would be a creation of the training hub and lightly develop around existing educational building.

Peter Alford informed that discussions had been taking place with stakeholders and beginning to get a view of training facilities and enhancing the quality of existing facilities. The project will accommodate a Worcester Bosch training facility and integrate skills and training delivery from Chesterfield College. The project would also factor in the relocation of the Social Centre.

Julie Richards commented that this was potentially a fantastic opportunity and really relevant to Clay Cross. There was an opportunity of additional funding from the D2N2 recovery strategy. The digital infrastructure is critical. In respect of timescales was there going to be individual working groups and priorities given to individual projects?

Peter Tooher informed that the Training and Skills working group was already meeting and other groups would be established.

Further work is required on actual costs and funding from other sources.

#### Sharley Park and Sharley Park Leisure Centre

Talks are being held regarding the provision of a cinema/bowling alley. Some infill site would be looked at through the 1 public estate. Leisure was key in the responses received from the survey. This area would focus around sports and leisure. The library would be located in the town centre and not within the leisure centre.

There is a longer term proposal for a district heating facility to be located at the leisure centre. Andy James expressed a concern on the energy project at the

leisure centre. Peter Tooher informed the boiler runs off hydrogen and not dissimilar to proposals for leisure centres. Andy James thought it would be beneficial for Peter Tooher to attend the next meeting of the Sharley Park Steering Group.

Councillor Kenyon asked if there was a way of sequencing the infill housing and parking, having parking for say 10 years with permission for residential use after.

Consideration could be given to a joint access between Sharley Park and the Community Hospital to improve connectivity. Janine Foxhall was keen to develop this consideration.

Councillor Renwick commented this would be a good tie in to leisure and wellbeing.

Andy James suggested it would be a good idea to do a presentation to the Town Board at a future meeting.

#### Green Infrastructure – Kenning Park/Sharley Park Leisure Centre

Proposals for a measured mile around Kenning Park, disc golf course which already has connections in Clay Cross. Sport England had proposals for an artificial turn football pitch at Sharley Park. Peter Tooher commented that the owner of the Bret Club interested in the future use of the area. If the library was relocated then an alternative use for the building could be allocated to a model railway as there had been discussions with an enthusiast.

Derbyshire County Council would like to relocate the library as it doesn't have a large footfall at present. This could link to digital suite and training.

#### A61 Market Street/High Street traffic management

Encourage Derbyshire County Council to work up what this is to look like and be more pedestrian friendly and enable traffic to move through strategic route. Remove unnecessary traffic from heart of centre. There is an opportunity for greater connections to adult education centre. Councillor Kenyon asked if there was an approach to heavy goods vehicles not using this route as cars getting cleaner and quieter. Andrew King commented that there had been an increase in the speed and flow of traffic along Market Street and it should be encouraged that Market Street be used less.

#### Town wide low carbon travel

Not taking through as a separate workstream but embed the strategy in other projects.

Councillor Kenyon commented that electric charging points and electric scooters should be embedded into plans.

#### Pedestrian/cycle link

This would draw all assets together in the scheme.

### Railway Station

Discussion are continuing with HS2 but it is likely to be towards 2030 before construction takes place and runs a real risk of being aborted work. An alternative would be to investigate the possibility of a station on the Derby line.

It is proposed that in terms of the bod to refer to the potential of a station. Possibility of seeking funding for a joint feasibility study with Network Rail.

### Clay Cross Depot

This site is opposite Tesco and picked up in the OPE work. This site was originally intended for short terms leases to companies but has now turned into long term. Although not looked at in this scheme the Council will have to address regardless as it carries significant liability.

### District Heating Network

This is a potential project for Clay and given Clay Cross' history would be an exciting development. The project would be potentially solar and hydrogen powered.

Alan King requested that all projects bear in mind the need for accessibility for disabled and not just physically disabled. Signage needs to be key.

Councillor Renwick said there was still lots of work to do but couldn't wait to see the next stage.

The Board agreed to proceed with projects to the next stage.

### **CXT Draft Consultation Material Stage 2**

**B/32/  
20-  
21**

It was proposed to distribute the leaflet to all addresses in Clay Cross with the headlines of previous consultation. This would be supported by a press release and posters across the town. There would also be a single exhibition board in various locations encouraging people to complete the survey.

The consultation to last for four weeks with the final draft ready by the end of September.

Peter Tooher is in talks with Tesco's Community Liaison Team to be able to reach a captive audience. Karl Apps would enquire if there was any capacity within the Partnerships team to offer assistance.

Any comments to be forwarded to Nexus within the next three weeks.

### **CXT Any Other Business**

**B/33/  
20-  
21**

Karl Apps had monitored the feed from the meeting and made notes of the chat.

Councillor Renwick thanked all for attending.

