

# Overview & Scrutiny Task Group

## Meeting Notes



<b>Review topic</b>	<b>Date of Meeting</b>
Lichfield City Centre Masterplan	24 October 2023

<b>Attendance</b>	<b>Venue</b>
<p><b>Members:</b>  <b>C. Ball (Chair)</b>  <b>A. Hughes</b>  <b>R. Harvey-Coggins</b>  <b>D. Cross</b>  <b>P. Whitehouse</b></p> <p><b>Apologies</b>  <b>J. Checkland</b>  <b>P. Ray</b>  <b>J. Smith</b></p> <p><b>Officers:</b>  <b>Will Stevenson</b>  <b>John Smith</b>  <b>Karen Higgins</b></p> <p><b>Witnesses:</b>  <b>Ed Leahy (Create Streets)</b>  <b>Robert Kwolek (Create Streets)</b></p>	Committee Room

<b>Areas Discussed</b>
<p>The Chair welcomed everyone and asked them to introduce themselves.</p> <p>1. Design Code &amp; Engagement</p> <p>Cllr Ray’s comments and questions were put forward to Ed Leahy and Robert Kwolek from Create Streets.</p> <p>Members questioned what the planning policy said about the kind of food outlets that could be included on sites. It was noted that environmental protection would likely have a view on that.</p> <p>It was explained that Create Streets are big believers in sustainability and endeavour to incorporate sustainability into design. SUDS and EV charging as mandated were noted. Create Streets were keen for the design code to be concise and avoid overlap with existing national regulations.</p>

It was confirmed that comments previously submitted by members were received and had now been incorporated into the design code.

Members expressed approval on the Georgian design focus but stressed that they would like some variety and modern design included too. Goldsmith street in Norwich was noted as an inspiration by both Create Streets and members, whilst noting that Lichfield's design code has been tailored specifically for the city.

It was explained that the building types and illustrations in the design code are indicative of Georgian architecture. It is the "musts" and "shoulds" in the text that are the key elements of the design code.

It was suggested tree pits should be moved from a "should" to "must" and that the inclusion of water fountains could be incorporated.

## 2. Ford Site Marketing Prospectus

Members understood the rationale for developing areas at different stages but asked how we can make sure this specific area is developed in a way that suits the design code once it has been sold.

Officers confirmed that once the legal aspects have been confirmed and a final draft created, that document can be shared with the Task Group prior to going to market.

## 3. BRS - items agreed and to be agreed

Members reviewed the items agreed and to be agreed. Members discussed the level of social housing, though it was ultimately decided that there should be a separate meeting to specifically address this issue, due to significant differing views amongst members.

Officers noted that whilst there is a phasing plan that outlines what LDC wants to achieve for the site, a degree of flexibility based on market interest would likely prove beneficial.

Members clarified which areas of the "to be agreed" list they had agreed.

## 4. City Centre Bus Station Relocation

It was confirmed that LDC own the land currently occupied by the bus station. Officers explained that they had recently met with SCC officers and obtained written confirmation that SCC had no ownership of the land or lease arrangements.

Coach parking will be treated as a separate issue. It was confirmed that LDC is currently on schedule to free the existing site for new developments.

Officers explained that the major projects team were exploring ways to de-risk the Birmingham Road Site to ensure that development opportunities can more readily come forward.

Members highlighted that the issue of taxis should potentially be included in these discussions.

## 5. Demolition of Birmingham Road Multi- Storey Car Park and Cinema Development

It was confirmed that the planning application for demolition had been approved. Officers stated that there has been a lot of interest on procurement for this. It was confirmed that the main contractor will do demolition work, but a subcontractor will then do subsequent landscaping.

#### 6. BRS Programme - Key Milestones

Members reviewed the video on key milestones. Officers confirmed the addition of ten temporary disabled car parking spaces on the Birmingham Road site to replace those that would be lost during the demolition of the multi-storey car park.

#### 7. AOB

It was agreed to put the next few meetings into member's calendars in advance. These may include meetings in mid-December 2023, late January 2024, and April 2024. Precise dates would be agreed by the Chair and Governance team.

### Outcomes

- Members provided further feedback on the design code.
- Members addressed items to be agreed on the BRS.

### Further Work Required/Next Steps:

- To identify an upcoming meeting to specifically discuss the housing mix, with a view to inviting specialists and cabinet members.
- To pre-schedule the next 3 Task Group meetings.