



**CABINET**

**21<sup>ST</sup> APRIL 2016**

**AGENDA ITEM (9)**

**CIRENCESTER PROPERTY - OLD MEMORIAL HOSPITAL, OLD STATION AND WATERLOO CAR PARKING SITES**

<b>Accountable Members</b>	Councillor NJW Parsons Deputy Leader and Cabinet Member for Forward Planning  Councillor C Hancock Cabinet Member for Enterprise and Partnerships
<b>Accountable Officers</b>	Christine Cushway Property & Estates Manager 01285 623241 <a href="mailto:christine.cushway@cotswold.gov.uk">christine.cushway@cotswold.gov.uk</a>  Claire Locke Head of Environment and Commercial Services 01285 623247 <a href="mailto:claire.locke@cotswold.gov.uk">claire.locke@cotswold.gov.uk</a>
<b>Purpose of Report</b>	To confirm progress on the project to redevelopment Cirencester sites at Old Station, Old Memorial Hospital and Waterloo Car Parking sites, and to consider demolition of the Old Memorial Hospital site main building, and the setting out of additional public car parking spaces as Phase One of this project.
<b>Recommendation(s)</b>	<p>(a) That Officers progress with the marketing of the Old Memorial Hospital, Old Station and Waterloo car parking sites for redevelopment to provide additional car parking spaces and mixed use residential and commercial development;</p> <p>(b) That the relevant Strategic Director, in consultation with the Members of the Car Parking Demand Project Board, takes the necessary decisions, within the remit of the project, to complete the necessary work prior to reporting back to Cabinet and Council as necessary for formal decisions;</p> <p>(c) That Officers progress and submit all necessary applications for the demolition of the main building on the Old Memorial Hospital site and the provision of additional public car parking spaces;</p> <p>(d) That approval is given for the funding previously approved for the Car Parking Demand project (£75,000) and the funding approved for the redevelopment and marketing of the sites (£75,000) be combined and managed as a single fund of £150,000 for the overall progressing of both elements of work.</p>
<b>Reason(s) for Recommendation(s)</b>	To obtain the necessary authority to progress the strategic project to provide additional car parking in Cirencester.

<b>Ward(s) Affected</b>	Four Acres; Watermoor; St. Michael's
<b>Key Decision</b>	Not specifically in relation to this report
<b>Recommendation to Council</b>	No

<b>Financial Implications</b>	Approval has been given for the following funding: <ul style="list-style-type: none"> <li>• Cabinet meeting, 17<sup>th</sup> September 2015 - £75,000 for the feasibility work on parking demand and appropriate sites</li> <li>• Council meeting, 23<sup>rd</sup> February 2016 - £75,000 for the marketing of the sites for additional parking and mixed use commercial and residential development.</li> <li>• Cost of application and consultant fees. These costs will be funded from the £75,000 allocated to the redevelopment of the Council sites and approved as part of the overall budget by Council at its meeting on 23<sup>rd</sup> February 2016.</li> </ul>
<b>Legal and Human Rights Implications</b>	None
<b>Environmental and Sustainability Implications</b>	The project will contribute to additional car parking in Cirencester essential to the continued sustainability of the town.
<b>Human Resource Implications</b>	None
<b>Key Risks</b>	Risk of objection to any application(s) to demolish the Old Memorial Hospital main building
<b>Equalities Analysis</b>	None

<b>Related Decisions</b>	Council - 23 <sup>rd</sup> February 2016 - Approval of monies to fund car park capacity work in Cirencester
<b>Background Documents</b>	Final Summary Parking Demand Project Stakeholder consultation, issued 10 <sup>th</sup> November 2015
<b>Appendices</b>	<b>Appendix 'A'</b> - Proposed car parking layout

<b>Performance Management Follow Up</b>	Progress reports will be presented to Cabinet as necessary; and any formal decisions in respect of subsequent redevelopment proposals will be presented to Cabinet/Council as appropriate
---	---

<b>Options for Joint Working</b>	Not applicable
----------------------------------	----------------

<b>Background Information</b>	
1.	<u>Background</u>
At the Council Meeting held on 23 <sup>rd</sup> February 2016, the Leader of the Council set out the intention to work together with private sector partners to consider options on a number of Council-owned sites for	

redevelopment to provide additional car parking in Cirencester, together with mixed use residential and commercial developments. A budget of £75,000 was approved in support of the initial stages of this project, within the overall budget approval at the Meeting.

## 2. Project Board

2.1 The Car Park Demand Project Board is currently reviewing the Council sites and carrying out various feasibility works, assessing demand for car parking etc. It is now proposed that this group also oversees the project to market and redevelop the town centre sites and that the Strategic Director/Head of Paid Service be given delegated authority to take relevant decisions in order to progress the marketing for the site and receive bids, in order to allow reports back to the Cabinet and the Council as necessary for formal decisions to be taken.

2.2 The membership of the Board is:

- Deputy Leader and Cabinet Member for Forward Planning - Councillor NJW Parsons;
- Cabinet Member for Enterprise and Partnerships - Councillor C Hancock;
- Cabinet Member for Planning and Housing - Councillor Mrs. SL Jepson;
- Liberal Democrat Representative and Cirencester Town Council Mayor - Councillor M Harris;
- Liberal Democrat Representative - Councillor Jenny Forde;
- Project Sponsor - Christine Gore, Strategic Director;
- Project Manager - Claire Locke, Head of Environment and Commercial Services;
- Property and Estates Manager - Christine Cushway;
- Head of Planning and Strategic Housing (Forward Planning) - Philippa Lowe;
- Group Manager (Land, Legal and Property Services) - Bhavna Patel.

## 3. Cirencester Town Centre Redevelopment Project

3.1 Officers are now working on the marketing of the Cirencester sites - agreeing the marketing brief, evaluation criteria and appointment of consultants.

3.2 At the Project Board Meeting held on 4<sup>th</sup> March 2016, it was agreed that, as part of Phase One of the project, applications should be submitted for the demolition of the main building at the Old Memorial Hospital site to provide additional public car parking spaces.

3.3 The main building is currently vacant and has been since the beginning of 2013 when it was decided to dispose of the site as the cost of retaining tenants in the building became prohibitive. The building continues to require expenditure to ensure it remains structurally sound and does not give rise to any health and safety issue for the surrounding public car park.

3.4 The proposal to demolish the building has been considered previously, and attached at **Appendix 'A'** is a suggested car parking layout from a feasibility report prepared in 2002. This provides an additional 19 car parking spaces.

3.5 At the time of the feasibility study in 2002, English Heritage were consulted on the proposed demolition and provision of additional parking and, in a letter dated 27<sup>th</sup> June 2002, expressed concern that 'The present proposals are all the more damaging because there are no current proposals to redevelop the site'. Although proposals have not been developed for the alternative use of the site, it could be demonstrated that redevelopment of the site is now being progressed.

3.6 If this is to be progressed, consultants would be appointed to support Officers in making the necessary planning and scheduled monument applications.

3.7 Should permission for the demolition and additional car parking be forthcoming, then the car park would be laid out with minimum costs. The costs of the works will be reviewed and reported to a future Cabinet and/or Council Meeting for funding approval.

3.8 Opportunities for submitting bids for the use of the site and the existing buildings will be considered as part of the evaluation of the bids within the overall remit of the project and the project objectives.

4. Consultation

4.1 As part of the Car Parking Demand Project, a number of stakeholder consultations were carried out during September 2015. Attendees at these consultation meetings included the Chamber of Commerce, Cirencester Town Council, the Civic Society, Cirencester Ward Members, and various local community and residents groups, including Cirencester Against Bus Cuts.

4.2 The question of the retention of existing buildings on the sites was raised by Officers and the summary of the meetings show that the general view was that the Old Memorial Hospital building could be removed - there was one individual that was strongly opposed to this, and there was a strong view from all that the air shelter should be retained. In addition, a view was expressed that the Old Station building should be retained for Cirencester, including a strong view that this should not be left to its listed building status alone.

4.3 There are a number of historical issues associated with the Old Memorial Hospital site which will need appropriate resolution as part of the redevelopment, and Officers will work with appropriate agencies and interested parties to conclude these.

(END)