

COUNCIL MEETING – 26 FEBRUARY 2019

REPORT OF THE TOWN CENTRE SUB-COMMITTEE

11 February 2019

Present: Councillors Bell (Chairman) and Councillors Carr, Maguire and Skittrall.

Also present: Mr A Piper (Assistant Director/Committee Manager), Mrs V Phillipson (Principal Property and Projects Manager), Mrs D York (Project Co-Ordinator) and Mrs C A Mundy (Democratic Services Officer - Committees).

(The meeting commenced at 4pm.)

1. APOLOGIES

Apologies were received from Councillors Anslow and Graves.

2. DECLARATIONS OF INTEREST

RESOLVED to note that in accordance with the Localism Act 2011, the council's code of conduct and the council's constitution, no declarations were made.

3. WELLINGBOROUGH MARKET UPDATE

The annexed circulated report of the assistant director was received to provide the sub-committee with an update on the findings of the trial relocation of the general market and to suggest proposals for the future operation of the market.

Appended to the report were the following:

- Appendix 1 Copy of the urgent action taken;
- Appendix 2 Table showing the total number of stalls;
- Appendix 3 Map showing the area market traders will operate from, the street trading pitches and the location of Orient Way.

The report detailed that from Saturday 1 December 2018 the majority of the market stall holders had relocated from Market Square to Orient Way, behind the Pagoda, for a trial period of two months. The feedback from the market traders is that they feel safer in the new location and that it is a more pleasant environment for themselves and their customers; trade had improved with stall holders gaining more customers and they generally felt much happier with the new location.

Officers therefore were seeking approval to extend the temporary move for an indefinite period, which would allow market traders to remain on Orient Way until a permanent arrangement is put in place. Some minor works would be required which would fall within existing budgets.

Any permanent arrangement would involve the establishment of additional street trading pitches at Orient Way along with a review of fees and charges and would be the subject of a future report to committee.

It was cautioned that the market would continue to trade at a loss and it was not anticipated that moving the market to Orient Way would result in increased income which would sufficiently cover the costs of running the market.

The Tuesday Bric a Brac market will continue to operate from Market Place.

Members discussed the options. A number of the sub-committee members had personally spoken with traders who were much happier with the new location and had made requests to stay in Orient Way, due to the improvement in trading. Members asked if there were any legal implications in regard to the Market Charter. The principal property and projects manager said that the legalities were being looked into and would be checked before any decision on final relocation was made.

RESOLVED that:

- (i) approval be given to the permanent relocation of the general market to Orient Way (behind the Pagoda);
- (ii) officers be instructed to consider options, and report back to committee, on making improvements to this area to better support market trading;
- (iii) officers be instructed to consider options, and report back to committee, for the future use and design of Market Square;
- (iv) officers be instructed to consider options, and report back to committee, for a sustainable market offer in the longer term

4. URGENT MATTER

The chairman decided that the following matters were urgent within the meaning of Section 100B (4) (b) of the Local Government Act 1972 for the reason set out:

Min. No.	Title	Reason
5	Clarification of use of the area located near to the five wells mosaic for events	A policy needed to be written to enable officers to approve the holding of events in this area.
6	Market sign to Pebble Lane	An urgent decision was required.

5. URGENT MATTER – USE OF AREA LOCATED NEAR TO THE FIVE WELLS MOSAICS FOR EVENTS

The assistant director asked for some guidance from members in relation to the potential to hold future events in the area where the five wells mosaic was situated in Market Street.

The current policy is that no events are held on the mosaics, however officers sought clarity over whether events that did not directly impact, rest or abrade the mosaic could be permitted there.

It was concluded that discretion be given to officers to decide on events that were appropriate for this area. Events where damage could potentially be caused by impact, resting or abrasion of the mosaics should be avoided where possible. It was accepted that people would inevitably walk over the area and that if the mosaics were protected from the above events could be permitted, but the main focus was for the mosaics to be visible and for further damage to be avoided if possible.

RESOLVED that the sub-committee's comments be noted.

6. URGENT MATTER – MARKET SIGN, PEBBLE LANE

The assistant director referred to the proposal to erect a sign at Pebble Lane to indicate the location of the Market. Drawings for such sign had been received and planning permission granted but due to the temporary and possible permanent relocation of the Market, officers considered that it would not be wise to place the order at the current time. Members were asked to comment and instruct officers accordingly.

Members agreed that there was no longer a requirement for the sign in this location, and an order should not be placed. It was suggested that the monies put aside for this be spent on other public realm improvements.

RESOLVED that the sub-committee's comments be noted.

Chairman

The meeting concluded at 4.25pm.

