

EAST AYRSHIRE COUNCIL

CABINET – 18 FEBRUARY 2009

CUMNOCK TOWN CENTRE REGENERATION PROJECTS UPDATE

Report by Depute Chief Executive/ Executive Director of Corporate Support

1 PURPOSE OF REPORT

1.1 To update Cabinet on the progress of the various elements of the Cumnock Town Centre Regeneration Project including:

- (1) Proposed office development at Greenholm Road;
- (2) Retail development;
- (3) Cumnock Conservation Area Regeneration Scheme (CARS);
- (4) Cumnock Masterplan Strategic Environmental Assessment;
- (5) Proposed formation of a car park at the former Cleansing Yard;
- (6) Town Centre Management.

2 INTRODUCTION

2.1 Substantial progress has been made on various projects relating to the regeneration of Cumnock Town Centre.

2.2 Identified as a Council priority, the objective of the regeneration of Cumnock Town Centre is to revitalise the area and to re-establish it as the principal town in the southern area of East Ayrshire.

3 PROPOSED OFFICE DEVELOPMENT

3.1 On 29th January 2009, a major milestone was achieved in the Cumnock Town Centre Regeneration Project. The detailed planning application for the proposed office development at Greenholm Road and the outline planning application for the proposed rerouting of the Glaisnock Water were lodged by the Joint Venture Company (JVC). The applications are being processed accordingly.

3.2 The acquisition of the land required for the office development continues to make progress; however, the Compulsory Purchase Order previously promoted in respect of one plot required for the office development, has been cisted by the Scottish Government as it has been deemed to be premature. Negotiations are currently ongoing with the owner (CPD Developments) with a view to acquisition by agreement. Should this prove not to be achievable, the CPO will be resubmitted to the Scottish Government.

- 3.3** It should be noted that the plots adjacent to the junction at Greenholm Road / Glaisnock Street have been removed from the land acquisition proposals, on the basis that the vehicular access for the office development can be accommodated within the existing junction. This forms part of the detailed planning application for the office development.
- 3.4** A start on site could be achieved in Summer 2009. This is, however, dependent on obtaining the necessary statutory consents and on the resolution of the land acquisition from CPD Developments.
- 3.5** The next stage of the process is the design of the internal fit-out of the building. The full appraisal to consider the options for the fit-out is currently being finalised by Executive Head of Finance & Asset Management and a further report will be presented to Cabinet.

4 RETAIL DEVELOPMENT

- 4.1** As part of the Enquiry by Design exercise being implemented in partnership with the Prince's Foundation for the Built Environment (PFBE), a design workshop for the Glaisnock Shopping Centre is being supported by the Community Challenge Fund. This technical workshop is taking place on 26th and 27th February in Cumnock, involving Council officers, PFBE staff and the JVC development partner. The event will be led by Foundation staff. The purpose of the workshop is to identify design issues, potential design concepts and design solutions in respect of the proposed upgrading of the shopping centre. The intention is to produce a design summary statement which will form the basis of future proposals and consultation.

5 CUMNOCK CARS PROJECT

- 5.1** Historic Scotland formally announced on 6th February 2009 that the Cumnock CARS bid was successful and that a Historic Scotland CARS grant of £888,050 is being made available to the Cumnock scheme. This completes the grant funding package and will enable an early start. The award to the Council for Cumnock is the largest in Scotland within CARS Round 3.
- 5.2** A report was submitted to Cabinet on 22 October 2008 regarding the CARS project. Following this report, the Draft Conservation Area Appraisal prepared by the appointed consultant for the CARS bid was the subject of a consultation exercise. Statutory bodies and the public were consulted with the consultation period ending on 12th December 2008. The responses received are currently being addressed, forming part of the reassessment of the Conservation Area boundary in consultation with Historic Scotland. The final Conservation Area Appraisal, including the results of the consultation process will be presented to a future Cabinet for approval as supplementary planning guidance.

- 5.3** The next stage in the CARS project is to finalise the full contract details with Historic Scotland, before a formal offer of grant can be issued to the Council. The detailed management arrangements for the scheme require to be developed, including the application process. A Cumnock CARS Project Officer will be appointed (subject to consultation with Trade Unions) as previously agreed by Cabinet.
- 5.4** The overall anticipated value of the CARS scheme is £2,653,100. This consists of the £888,050 grant from Historic Scotland, £332,000 contribution from property owners and £1,433,050 from the Council. The Council contribution consists of previously approved budgets and 'in kind' contributions related to regeneration projects in Cumnock.

6 CTC MASTERPLAN & STRATEGIC ENVIRONMENTAL ASSESSMENT

- 6.1** A Strategic Environmental Assessment, including a comprehensive consultation exercise, has been carried out for the CTC Masterplan. The consultation period ended on 23rd January 2009. A further report will be presented to Cabinet outlining the outcome of this process, along with details of the representations received.

7 FORMATION OF CAR PARK – FORMER CLEANSING YARD

- 7.1** As previously reported, there is an identified issue in Cumnock town centre, of a shortage of long stay car parking. The former Cleansing Yard at Market Lane behind the Town Hall was previously agreed by Cabinet as the preferred option for the development of a long stay car park. The car park proposal is currently being progressed by the Executive Director of Neighbourhood Services. It is anticipated that the car park will be completed by the end of the financial year subject to obtaining the relevant statutory consents.

8 TOWN CENTRE MANAGEMENT

- 8.1** As part of the Council's priority for regeneration and to create strong links with the local retailers and businesses, the Leader, at the special meeting of Council on 12 February 2009, indicated his commitment to the provision of Town Centre Management in both Cumnock and Kilmarnock.
- 8.2** The purpose of the postholders will be to work with and support local businesses and to coordinate the general 'housekeeping' of the town centres, dealing with day-to-day issues as well as promoting the town centres of Cumnock and Kilmarnock within East Ayrshire and beyond.

9 LEGAL IMPLICATIONS

- 9.1** Should acquisition by negotiation of the CPD Developments land for the office development prove to be unsuccessful, the Compulsory Purchase Order will be resubmitted to the Scottish Government by the Solicitor to the Council.

10 FINANCIAL IMPLICATIONS

- 10.1** The detailed costs associated with the internal fit-out of the office development will be met from the approved General Services Capital Programme.
- 10.2** The budget for staffing of the Cumnock CARS Project Officer is included in the approved project funding award.
- 10.3** The total costs of developing the long stay car park on the site of the former Cleansing Yard are estimated at £0.200M and will be met from previously approved budgets.
- 10.4** The provision for Town Centre Management for Cumnock and Kilmarnock will be accommodated within existing resources.

11 PERSONNEL IMPLICATIONS

- 11.1** The minimum staff requirement essential to ensure the Cumnock CARS project meets its aims is the appointment of temporary full time Project Officer for a period of 3 years. The post will be reviewed at the end of the 3 year period to determine the potential for a further 2 years appointment subject to funding.

12 POLICY IMPLICATIONS

- 12.1** The Cumnock Town Centre Regeneration project contributes to the achievement of the aims of the East Ayrshire Community Plan: Improving Opportunities and Improving the Environment Themes. The project will also contribute towards meeting the draft aims and aspirations of the 'Delivering Community Regeneration' Action Plan which is currently being prepared.
- 12.2** The high level of consultation being implemented throughout the various elements of the project demonstrates implementation of the operating principle "planning together, working together and achieving together".

13 RISK MANAGEMENT IMPLICATIONS

- 13.1** There are recognised risks as a result of potential delays to the land acquisition programme for the office development element of the project which may be incurred due to the CPO (reference paragraph 3.2 above).

13.2 The current national economic situation has led to delays in securing a supermarket operator. This increases the level of risk of the retail development element of the project proceeding, within the timescales set out in the Joint Venture agreement.

14 RECOMMENDATION

15.1 It is recommended that Cabinet:

- (i) Notes the progress made for each element of the Cumnock Town Centre Regeneration project, and;**
- (ii) Otherwise, notes the contents of the report.**

ELIZABETH MORTON

Depute Chief Executive / Executive Director of Corporate Support

16 February 2009

LIST OF BACKGROUND PAPERS

- (i) Report to Cabinet – 4th March 2009 “Cumnock Town Centre Regeneration Masterplan and Environmental Report”
- (ii) Report to Cabinet – 17th December 2008 “Cumnock Town Centre Regeneration”
- (iii) Report to Cabinet – 22nd October 2008 “Conservation Area Regeneration Scheme (CARS) for Cumnock and Conservation Area Appraisal”
- (iv) Report to Cabinet – 2nd July 2008 “Conservation Area Regeneration Scheme (CARS) for Cumnock Conservation Area”

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