

SUTTON COLDFIELD TOWN CENTRE

REGENERATION PARTNERSHIP

Friday 19th May 2023

Online

DECISIONS AND ACTIONS

Present

Cllr Simon Ward (Chair) (SW)
Olive O'Sullivan (OOS)
Jan Rowley (JR)
Andrew Tucker (AT)
Keith Neil-Smith (KNS)
Sandeep Shingadia (SS)
Phil Edwards (PE)
Keith Watson (KW)
David Hemming (DH)
Chris Brewerton (CB)
Liz Parry (LP)

Leader, Royal Sutton Coldfield Town Council (RSCTC)
Chief Executive Officer (RSCTC)
Regeneration Programme Director (RSCTC)
Consultant for Town Council (RSCTC)
Consultant for Town Council (RSCTC)
Transport for West Midlands (TfWM)
Birmingham City Council (BCC)
Birmingham City Council (BCC)
Sutton Coldfield Town Centre BID (BID)
Birmingham Chamber of Commerce (BCoFC)
FOLIO Sutton Coldfield Trustee (FOLIO)

Mary Watkins

Royal Sutton Coldfield Town Council

		Decision/Action	Owner
1	Welcome and Apologies	Apologies received from John Myatt, Simon Delahunty-Forrest, Rebecca Farr, Tina Swani and Kezia Stanley-Gaussen.	SW
2	Decisions and Actions from last meeting	Agreed	SW
3	Matters Arising	None.	
4	Sutton Gateway Update	PE recapped that the City Region Sustainable Transport Settlements (CRSTS) programme for 2023-2027 had been reduced from £1.73bn to £1.050bn and that this reduction impacted on a number of schemes. The original bid of £50m for Sutton Gateway was reduced to £25mil of CRSTS funding for highworks works to support the delivery of the Masterplan's Transport Big Moves. Detailed work has been progressing to navigate the combined authorities' single assurance framework (SAF). The SAF has several stages from Strategic Outline Case (SOC) to Outline Business Case (OBC) to Full Business Case (FBC). PE reported that BCC had been working with RSCTC and TfWM through the Transport Task	SS/PE

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		Group and was now very close to having the SOC ready for submission to the West Midlands Combined Authority (WMCA) for its assessment by the end of the month. It should be noted that this is a new process of assessment for all CRSTS 2023- 2027 schemes which will focus on deliverability and affordability within the timeframe of the current CRSTS programme. PE reported that there were several projects being submitted by BCC and the Sutton Coldfield is the first large project to be submitted. SS reported that TfWM retained consultants about six weeks ago, to work with BCC on helping to define the optimal solution for how the transport hub element can work as part of the wider highway improvements. Previous proposals need to be significantly revised based on the highways works required to support the wider regeneration. LP asked if there was any information around which options are being actively pursued that could be communicated to the wider public at this stage. SS replied that it is important to get the timing right to manage expectations. After the SOC has been approved there would be more technical work at the OBC stage to make sure the whole system works effectively and make sure options were cost effective and deliverable. It would be a clear objective to engage in consultation when there is some certainty around the options. SS clarified that the SOC seeks to identify the problem, opportunity, challenges, and risks in the strategic context of the wider objectives of the masterplan. The SOC will look at a series of interventions and options and the OBC will look at the more technical details viability and deliverability of those options. DH asked about the process timescale and when it would be likely that work would start. SS replied that the SAF process is the combined authorities process but there would be other local authority approvals needed, for example Traffic Regulation Orders (TROs) cabinet approvals etc. SS said these processes needed to be dovetailed and programmed in the most effective way and some could be done in tandem. Some of the TROs would have statutory notice periods and consultation so it is very difficult at this time to accurately predict when delivery will start. PE said that a report had been taken to BCC cabinet to look at expediting governance and delegating some decisions to officers in consultation with the cabinet member. PE noted	
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		that the end of the fund is 2027 and the process needed to be completed during that window. SS clarified that BCC would also need to go to the combined authority board, given the level of funding for final approval. CB asked how the Regeneration Partnership could assist the process. SS replied that the Regeneration Partnership would have a role during the early stages of the OBC around engagement and consistency in messaging. SW thanked SS and PE for the update and progress made. SS reassured the partnership that there is a similar scheme in Dudley Town Centre that SS had spent two thirds of his 25 year career bringing to fruition. There are a lot of lessons learnt that are being applied to the Sutton Coldfield scheme, which will assist the scheme. SS reinforced that the scheme will need to be expedited within the window of time limited funding.	
5	Update on Key Planning Applications	AT reported that amended plans had been submitted for the ALDI planning application on Brassington Avenue and was currently under consideration by BCC. The main change in the plans was placement of the store to avoid building over the Plants Brook culvert. RSCTC Planning Committee commented in support of the planning application and were pleased to see that some suggestions to the scheme layout, previously made by the Committee, had been taken on board. RSCTC Planning & Highways Committee had made some further suggestions for detailed improvements. The Bordeaux Estates application at the site of the former Rosies nightclub has now been approved for a mixed commercial and residential scheme. The application for the lower end of Birmingham Road has also been approved, although that permission is subject to an ongoing legal agreement. RSCTC Planning & Highways Committee had expressed concerns in relation to the design of both of these applications with particular regard to the scale and height. There are further details to be submitted on the applications so RSCTC will press further for improvements as per the principals of the masterplan. AT reported there were discussions between RSCTC and BCC planning officers to prepare a local design code for Sutton Coldfield in line with emerging government guidance. LP welcomed the idea of a local design code and asked if there would be consultation opportunities. AT confirmed	AT

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		there would be. KW confirmed it was still early days and BCC is awaiting guidance from central government. SW highlighted the work carried out by KNS and AT on the Aldi application and the hopes that this would have a real impact. KW confirmed it had been a complicated site when considering the structural strength of the culvert, but progress was promising.	
6	Red Rose Development	JR advised that the Red Rose development was complex with negotiations continuing between BCC and a key lease holder who have a 50-year lease within the Red Rose centre. BCC had made a commitment to go out with a development brief but the leaseholder negotiations had impacted on the original timeframe of 2021. BCC is exploring a phased approach to the development of the centre should the leaseholder continue to frustrate the development, however BCC will need to ensure that any phasing would not have an adverse impact on the overall development of the wider site. JR confirmed that the Town Council has been assured by BCC that FOLIO have been made aware that a library facility will be put forward as part of the development. Should that not work as part of the development alternative space within the town centre would be found. LP asked how long was left on the lease with the key lease holder and JR said it was a significant period. Confirmation of the length of lease will be sought. LP confirmed that FOLIO is concerned about the future of the library and was reassured that a town centre location would continue, she asked how the masterplan is working in practise for developments in the town centre. JR reiterated that the masterplan is a Supplementary Planning Document (SPD) and the development brief would need to explore what the market could deliver and what ideas emerged from developers they considered to be financial viable.	JR
7	Feedback from Royal Sutton Coldfield Town Council Town Centre Task Groups	JR advised that the transport task group were heavily involved in the technical work around deliverability and viability demanded by the SAF process. RSCTC has been actively engaged in ensuring that Sutton Gateway addressed the movement and transport Big Moves highlighted in the Masterplan and supported the long term regeneration plans for the town centre. JR advised that the Planning, Property, and Development Task Group had the key development sites on their regular agenda to push forward progress .The Red Rose centre has	JR

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		been mentioned previously. The Task Group continues to focus on a development brief for the site and press for an early resolution to the leaseholder issue. The Group also has the Gracechurch Shopping Centre on its agenda, M&G are working with a number of interested developers to explore the future potential for their site. RSCTC is keen to progress a local design code which would set out clear expectations for design quality and sustainability of future developments across the town centre. The Task Group have this as issue to progress with BCC Planners.	
8	AOB	CB asked about publicising the UK shared prosperity funding, OOS confirmed that BCC officers are leading on this and liaising with local organisations on applications.	
9	Date and time of next meetings	• Friday 21st July • Friday 22nd September • Friday 17th November All meetings to start at 08:30 and to be held remotely via Zoom	

Meeting closed 9.15am