

STOCKTON-ON-TEES BOROUGH COUNCIL

CABINET RECOMMENDATIONS

PROFORMA

Cabinet Meeting14th June 2012

1. Title of Item/Report

Stockton Town Centre Regeneration Update

2. Record of the Decision

Cabinet considered a report which provided an update on the progress of regeneration projects delivering the regeneration vision for Stockton Town Centre. The report also contained details of design evolution for streetscape improvements to Stockton High Street stemming from the Stockton on Tees Town Centre Urban Design Guide; proposals for the Central Area of the redesigned High Street; improvement plans for the enhancement of Stockton markets; economic development projects; and business support.

It was explained that an Urban Design Guide had been developed to form part of the planning policy framework and aimed to improve the vitality and viability of the town centre by providing design guidance for any party involved in the regeneration of the town centre, on areas undergoing change or where change needed to be promoted and managed. Members were provided with the Design Guide.

Cabinet noted that Central Area design had been underway since summer 2011. The final design of this area had focussed on creating a space that could be used as a focal point for the majority of the time but also had the capability to hold events. Three options were taken forward for development and analysis. Following this process two of the options were dismissed for technical reasons with a clear preferred option emerging. Members were provided with details of this and it was believed that this option would deliver the desired features as well as being flexible enough to accommodate events and provide a real focal point for the High Street.

Members were informed that, in April 2012 work on delivery of improvements to Maxwell's Corner at the northern end of the High Street. The scheme had been designed to complement the regeneration of the rest of the High Street and act as a gateway to the Town Centre. Cabinet was provided with a programme showing the delivery of infrastructure works on the High Street which would be completed in early

2015.

Cabinet noted the importance of Stockton market and agreed that a successful market would be a key driver in achieving a successful town centre. A vision for extending the markets offer was therefore at the heart of the regeneration proposals. A preferred Market offer and detailed proposals were provided to members together with principles for the temporary operational arrangements during construction.

Updates on a number of Town Centre issues were provided including the following:-

- Lindsay House
- New Businesses
- Castlegate Centre Refurbishment
- 62 Dovecot Street
- Heritage Improvements
- Stockton Cultural Quarter
- The Globe Theatre

With regard to 62 Dovecot Street it was noted that plans for the £1 million refurbishment and restoration of 62 Dovecot Street were given a boost when an application for £500,000 of European Regional Development Fund had been approved for the scheme.

Members agreed that a key strand to the regeneration of the town centre was communicating the vision, progress and successes. An outline of how this would be achieved was provided.

RESOLVED that:-

1. the Stockton-on-Tees Town Centre Urban Design Guide be adopted for guidance purposes.
2. the preferred design for Central Area be approved.
3. the progress of improvement works to Maxwell's Corner be noted and the programme for delivery of infrastructure works on the High Street be agreed.
4. the development and operation of the markets in the High Street be approved and the principles of temporary operational arrangements during construction be agreed, noting the inevitable disruption that would result from the scale of investment agreed within the town centre.
5. the Corporate Director of Resources in consultation with the Corporate

Director of Development and Neighbourhood Services, the Director of Law and Democracy and Cabinet Member for Regeneration and Transport be authorised to enter into negotiations and complete the necessary concessionary lease documentation for 62 Dovecot Street.

6. Progress on the following be noted:

- gaining vacant possession of Lindsay House;
- the development and growth of new business in the town centre;
- Castlegate Centre refurbishment work;
- success of the Enterprise Arcade initiative;
- successful bid for £500,000 ERDF funding to support 62 Dovecot St project;
- Heritage improvements through the SHiP and THI schemes;
- analysis of development opportunities in Stockton Cultural Quarter;
- role and importance of artwork and lighting throughout the town centre and riverside area;
- the improved communication and marketing arrangements;
- the development of the 'town shop' concept to increase communication and public awareness of activity in the town centre.

3. Reasons for the Decision

Improving the economic performance of Stockton Town Centre was a key priority for the Council. Large scale improvements to infrastructure and public realm play a key role in achieving improved economic performance through the creation of a high quality environment along with support for businesses and economic development initiatives. Approval of the above recommendations will support physical and economic change in Stockton Town Centre.

4. Alternative Options Considered and Rejected

5. Declared (Cabinet Member) Conflicts of Interest

Councillor Cook declared a personal, non prejudicial interest in the item entitled Stockton Town Centre Regeneration Update as he was a member of the European Regional Development Fund ...

6. Details of any Dispensations

Not applicable

7. Date and Time by which Call In must be executed

Not later than midnight on Monday 25 June 2012

Proper Officer
03 April 2012