

ECONOMY & CULTURE SCRUTINY COMMITTEE

11 OCTOBER 2018

Present: Councillor Howells(Chairperson)
Councillors Henshaw, Gordon, Gavin Hill-John, Parkhill, Robson
and Sattar

20 : APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Simmons.

21 : DECLARATIONS OF INTEREST

None received.

22 : MINUTES

The minutes of the meeting held on 13 September 2018 were agreed.

23 : DUMBALLS ROAD REDEVELOPMENT

The Chairperson welcomed Andrew Cobden – Vastint, Neil Hanratty – Director Economic Development and Councillor Goodway – Cabinet Member Investment and Development to the meeting.

Members were provided with a presentation on the Dumballs Road Redevelopment after which the Chairperson invited questions and comments from Members.

Members asked who was responsible for the master planning. Members were advised that Vastint and the Council would work collaboratively to master plan the whole area.

Members asked if there would be a new bridge linking Grangetown to the Dumballs Road redevelopment. Members were advised that this was an option, it would be a pedestrian and cycle bridge only and the location had not yet been decided.

Members discussed connectivity and asked if there would be a water taxi. Members were advised there would be and it was likely that the walkway along the embankment would be extended to the Brains redevelopment.

Members noted the green/courtyard spaces on the plans and asked if these would be public spaces. Members were advised that some would be public such as those by the river but there would also be some private spaces by the residential areas, such as the courtyards.

Members referred to the Cycle Superhighway being considered for Cardiff and asked if there would be cycle ways in the development to link to it. Officers stated that they would assume it would link in and would be designed into the plan.

Members referred to the businesses that needed to be relocated and asked who pays for the cost of the relocation. Members were advised that Vastint would pay these costs. The Cabinet Member added that it's taken a long time to get to this point, there had always been challenges of leases and the times they end. He considered this was the best opportunity to date to be able to assemble the land, it may be that the Council needs to use compulsory purchase powers to obtain some of the land but it was hoped that it could be done through private treaty with the landowners. The Cabinet Member stated that the provision of a major housing development in the City centre was good with a mix of social and affordable housing and this would take time to get right.

Members asked if the housing would be in one part of the development or throughout the footprint. The Cabinet Member hoped it would be throughout explaining that land assembly was one challenge and land allocation would be another, adding that when it gets to that stage the responsibility would transfer to the Cabinet Member for Housing and Communities. Andrew Cobden agreed and stated that the intention was integration rather than segregation.

Members asked if any consideration had been given to interim use for the site and referred to the committee's work currently being undertaken on workshop and innovation spaces. Members wondered if this would be a short term opportunity and suggested Vastint liaise with the University.

Members sought reassurance that there would be sufficient transport links and were advised that the aspiration was that the Metro link would serve the area.

Members asked about training and employment opportunities during the development. Members were advised that there would be opportunities created through the schemes delivery through construction etc. and the Council would ensure there would be links between Vastint and the Cardiff & Vale college re training opportunities. Once completed there would be employment opportunities through the commercial and office space which would benefit Cardiff as a whole.

Members welcomed that the development would be no more eight storeys high but noted that it is an intense development. Members asked how much of the development would be for social and affordable housing. Members were advised that Vastint are very familiar with the Council's policy on this and would be working with the Council on the plan; there would be a significant quantum of social and affordable housing but that hadn't been defined as yet as the plan was still at the concept stage for the commercial and housing split.

Members asked if there would be enough open space for the number of people that would be living there as there was no park close by. Members were advised that Vastint envisaged enough open space, there would be 3 public squares, and 4 'fingers' of green space running East/ West through the development; there was the option of amalgamating the open space and green space 'fingers' into bigger spaces.

Members asked who would be responsible for the upkeep of the public spaces and Officers advised that this was not detailed as yet, they could be adopted by the Council or there could be a management/service charge incorporated to cover this.

Members asked if there would be any ongoing costs to the Council not met by the current budget. The Cabinet Member advised that the Council would put landholdings into the development, then Vastint would build it all including the Council's housing stock, the Council then pays Vastint for the housing stock, this would be paid from the Housing Revenue Account. No further costs were anticipated, other than if the Council adopted the open and green spaces

RESOLVED: that the views of the Committee would be discussed during the way forward section of the meeting and a letter sent to the Cabinet Members in due course.

24 : CABINET RESPONSE TO 'FUNDING OF PARKS' INQUIRY

The Chairperson welcomed Councillor Bradbury – Cabinet Member Culture and Leisure, Neil Hanratty – Director Economic Development and Steve Morris – Parks and Sports Development Manager to the meeting.

The Chairperson invited the Cabinet Member to make a statement in which he said that the work undertaken was excellent and very much appreciated, lots of ideas had been taken very seriously and would potentially be taken up as policy. He assured Members that the Cabinet had tried to accept all the recommendations, those partially accepted and those not accepted were purely down to budgetary reasons as decision couldn't be made on things that would affect the Council wide budget.

The Director agreed and reiterated that the principles were all great but it was difficult to justify to make commitments regarding the budget especially on a non-statutory service.

The Chairperson invited questions and comments from Members.

Members referred to the wording of Recommendation 11 and felt disheartened by it. The Cabinet Member agreed it was clumsily worded, it should say that the Cabinet can't commit to a policy decision to not cut a service anywhere in the Council but that it could have said that they would take scrutiny recommendation into account as part of the budget process. The Chairperson agreed the wording was disappointing and could have said that consideration would be given in the future and that the Cabinet would look into it and see if the recommendation could be accommodated in the budget process. The Cabinet Member reiterated that he valued the work of the Committee on this and that they have influenced policy decisions previously.

Members referred to the Press Release and noted that there were no quotes from the Chairperson or Members of the Task and Finish Group. The Cabinet Member noted this and said this would be taken on board for future press releases.

Members considered that timescales for implementing the accepted recommendations should be included and that Committee should see evidence of them being implemented. Officers agreed to send an action plan with timescales and bring it back to a future meeting.

Members noted that Parks can be charged by Central Transport Services for works, but that Parks cannot charge Highways for works and sought clarification on this. Officers advised that this is because Parks are given a budget for Highways work.

Members wanted to commend the work undertaken by Angela Holt Scrutiny Officer on the Task and Finish Group; Members were very appreciative of her contribution and considered her work excellent. The Cabinet Member agreed and congratulated Angela Holt on all the work that is done behind the scenes to support the Task and Finish Group.

RESOLVED: that the views of the Committee would be discussed during the way forward section of the meeting and a letter sent to the Cabinet Members in due course.

25 : COMMITTEE BUSINESS

Members were advised that there were no responses to Committee letters outstanding.

Members were presented with draft Terms of Reference for the Events Inquiry, Members considered that Councillor Michael should be added to the list of external witnesses. The Chairperson asked that some research is undertaken to establish citizens comments from previous Council surveys with regards to Events.

Members requested that a Joint Scrutiny be undertaken with the Environmental Scrutiny Committee on the Proposed Public Spaces Protection Orders – Dog Controls.

26 : WAY FORWARD

Members discussed the information received and identified a number of issues which the Chairman agreed would be included in the letters that would be sent, on behalf of the Committee, to the relevant Cabinet Members and Officers.

27 : URGENT ITEMS (IF ANY)

None received.

28 : DATE OF NEXT MEETING

8 November 2018 at 4.30pm

The meeting terminated at 6.25 pm