

Time started: 6.00pm  
Time finished: 7.25pm

**COMMUNITY COMMISSION**  
**16 APRIL 2009**

Present: Councillor Nath (Chair)  
Councillors Bayliss, Chera, Lowe, Redfern and Troup

**84/08 Apologies for Absence**

Apologies for absence were received from Councillors Banwait, R Khan, Richards and Leeming.

**85/08 Late Items introduced by the Chair**

There were no late items.

**86/08 Declarations of Interest**

Councillors Nath, Bayliss and Redfern declared personal interests in Item 86/08 as they sat on the Derby Homes Board.

**87/08 Call-In**

There were no items.

**Responses of the Council Cabinet to any reports of the Commission**

**88/08 Responses of the Council Cabinet to any reports of the Commission**

There were no items.

**Items for Discussion**

**89/08 Shelton Lock Park Homes Site – Key Decision**  
**86/08**

The Commission considered a report on the Shelton Lock Park Homes Site. It was reported that there were 38 homes on the site managed by Derby Homes, which was currently running at a financial loss. A consultant employed to consider alternative approaches gave a number of options. It was noted that the Derby Homes Board had considered the options and they

recommended the site be leased to an operating company on long term basis. However, residents had expressed opposition to this proposal to their local ward members. It was reported that residents had met with ward councillors to find a solution to keep the site under the operation of Derby Homes. Residents had agreed to a number of significant changes, including regular rent reviews, to maintain the management under Derby Homes but with commercial practises incorporated.

The Commission welcomed the report and felt the option was a good solution. Members were pleased that residents were working with local ward Councillors to find a suitable arrangement. It was noted that there were a number of significant material improvements, such as the installation of piped gas and separate water and sewerage costs, which would help make the site more viable for the long term future.

**Resolved to recommend that Cabinet adopt the recommendations outlined in the main report.**

## 90/08      Normanton Mills Site – Master Planning Exercise – Key Decision 57/08

The Commission received a presentation on the Normanton Mills Site – Master Planning Exercise, with options for the redevelopment of the Normanton Mills site. The interest in the Mills site had developed through the desire for a PCT super-centre. Five GPs were already on board for this development, and now needed to look at an appropriate site for it, taking into account issues in the area around the Normanton hotel, traffic management and demands on the Sikh temple and Indian Community Centre.

The 'Mini-masterplan' was developed identifying 5 possible options for land usage. It was noted that there was no preferred option as yet, but option 5 of the report was identified as 'best fit' at this current time. It was noted that each option was phasable, and offered choice for high and low level intervention. It was reported that none of the options had been tested by public consultation at this stage. The estimate cost at this point was £56m, but this could change as the land acquisition was required.

Members raised questions regarding the proposed new learning hub and the impact this could have on the Carnegie Library. It was clarified that the learning hub would not necessarily replace the library, but provide a high quality learning facilities to local residents. At the moment just buildings had been identified but the exact purpose would be decided upon at later date.

It was noted that the consultation would take place over the summer months. The Commission highlighted the need to ensure that all sections of the community were contacted, including those who worked in the area but did not necessarily live there. It was noted that the Mills area currently provided

employment opportunities and any redevelopment should not lose these opportunities.

Members raised concerns that secondary education could be potentially underprovided in this area. The officer stated this had not been raised as issue with education colleagues, but he would raise this concern with the department.

Members raised concerns about traffic management and car parking, which were currently big issues in the area. It was noted that a traffic assessment would be the next stage in the process but that this had a wider impact that just the immediate area such as the potential impact on Arboretum ward and also the completion of the ring road, which still had to undergo an impact assessment.

Members welcomed the ambition of the plan, but felt that there were underlying issues for Normanton and Arboretum wards in terms of traffic management, parking and street scene which needed to be addressed even if the plan failed to materialise.

**Resolved to receive a further report on the development prior to consideration by Council Cabinet to allow the Commission to ensure that the issues of traffic management, parking and the overall street scene of the Normanton Mills area were kept as a priority for redevelopments in this area, including in any redevelopments through the Rosehill masterplanning exercise.**

## 91/08 Council Cabinet Forward Plan

Resolved to identify items in the Council Cabinet Forward Plan for consideration at future meetings of the Commission.

## 92/08 Matters referred to the Commission by Council Cabinet

There were no items.

MINUTES END