

## REGENERATION AND ASSET BOARD

**Venue:** Town Hall, Moorgate  
Street, Rotherham.

**Date:** Wednesday, 12 July 2006

**Time:** 10.00 a.m.

### A G E N D A

1. To determine if the following matters are to be considered under the categories suggested, in accordance with the Local Government Act 1972.
2. To determine any item which the Chairman is of the opinion should be considered later in the agenda as a matter of urgency.
3. Minutes of the previous meeting held on 14th June, 2006 (copy herewith) (Pages 1 - 9)
4. Matters Arising.

#### **For information:-**

5. Rotherham Town Centre Conservation Area Appraisal Management Plan and Shopfront Design Guide (report herewith) (Pages 10 - 16)
  - Project Officer to report.
6. EXCLUSION OF THE PRESS AND PUBLIC  
The following items are likely to be considered in the absence of the press and public as being exempt under Paragraph 3 of Part 1 of Schedule 12A to the Local Government Act 1972 (information relating to the financial or business affairs of any particular person (including the Council):-
7. Herringthorpe Playing Fields - Lease Agreement Update (report herewith) (Pages 17 - 20)
  - Strategic Leader, Culture and Leisure Services, to report.
8. HMRP - Westgate Demonstrator Project (report herewith) (Pages 21 - 31)
  - Project Officer to report.
9. Strategic Acquisitions - 14-26 Domine Lane, Rotherham (report herewith) (Pages 32 - 36)
  - Development Surveyor to report.

10. Land and Property Bank - Capital Receipts Update (report herewith) (Pages 37 - 40)
  - Strategic Property Manager to report.
  
11. Land Transactions Update (report herewith) (Pages 41 - 45)
  - Development Surveyor to report.
  
12. Office Accommodation Strategy - Grove Road 2nd Floor, Part 1st Floor, Part Ground Floor and Staircase (report herewith) (Pages 46 - 48)
  - Project Manager to report.
  
13. Thorpe Hesley Development (report herewith) (Pages 49 - 51)
  - Valuation Manager to report.
  
14. Brookfields Park, Manvers - Financial Update (report herewith) (Pages 52 - 55)
  - Development Manager to report.
  
15. Date, time and venue of next meeting: 16th August, 2006 at 10.00 a.m.

**REGENERATION AND ASSET BOARD**  
**Wednesday, 14th June, 2006**

Present:- Councillor Smith (in the Chair); Councillors Ellis, Hussain, St.John and S. Wright.

Apologies for absence:- Apologies were received from Councillors Wardle and Wyatt.

**1. APPOINTMENT OF CHAIRMAN**

Resolved:- That Councillor G. Smith be appointed Chairman of the Regeneration and Asset Board for the 2006-2007 Municipal Year.

(Councillor Smith in the Chair)

**2. APPOINTMENT OF VICE-CHAIRMAN**

Resolved:- That Councillor Wyatt be appointed Vice-Chair of the Regeneration and Asset Board for the 2006-2007 Municipal Year.

**3. MINUTES OF THE PREVIOUS MEETING HELD ON 17TH MAY, 2006**

Consideration was given to the minutes of the previous meeting of the Regeneration and Asset Board held on 17<sup>th</sup> May, 2006.

Resolved:- That the minutes be approved as a correct record.

**4. MATTERS ARISING**

The following item was raised:-

Minute No. 173 – Rotherham Rugby Union Football Club – Lease of Facilities at Herringthorpe Playing Fields

Concern was expressed at the further delay in respect of the resolution of this issue.

Resolved:- That an up date report on the current issues and timeframe be submitted to the July meeting of this Board.

**5. INDUSTRIAL LAND AND FLOORSPACE**

Consideration was given to a report, presented by the Research and Spatial Analysis Officer, relating to the increase in the net total floor space on Rotherham's employment sites during 2005, together with an increase in the uptake of land for economic development.

It was also reported that at the end of 2005 there were 308.8 hectares of

available undeveloped land in Rotherham identified for industrial or mixed use.

It was pointed out that there had now been a shift in construction from the North of the Borough to the South, in particular at Dinnington and Waleswood.

Reference was made to current vacancy rates which had increased from 10% to 12% due to the increase in floorspace constructed, some of which was speculative. It was pointed out that there was however strong interest from developers in many of the employment sites in Rotherham, although some older premises and locations were less attractive to the market.

Resolved:- (1) That the positive content of this report and the following key points be noted:-

- the continuing high rates of construction of new floorspace and the very high rate experienced in 2005.
- at the end of 2005 an additional 53,000 square metres of floorspace was under construction.
- a rise in the vacancy rate for economic floorspace, largely attributable to the high construction rate, but evidence that some sites are less attractive to investors.
- at the end of 2005 there were 308 hectares of available land in Rotherham identified for industrial or mixed use – 100 hectares of this required reclamation, a fall of over 61 hectares compared to 2004.

(2) That a report be submitted to a future meeting of this Board detailing the quality, location, state of the market etc in respect of floorspace that has been vacant for four years or more.

### **6. EXCLUSION OF THE PRESS AND PUBLIC**

Resolved:- That, under Section 100A(4) of the Local Government Act 1972, the press and public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in Paragraph 3 of Part 1 of Schedule 12A to the Local Government Act 1972 (information relating to the financial or business affairs of any particular person (including the Council)).

### **7. RIDO BUSINESS DEVELOPMENT TEAM ANNUAL PROGRESS REPORT**

Further to Minute No. 269 of the meeting of the Cabinet Member for Economic Regeneration & Development Services held on 8<sup>th</sup> May 2006,

consideration was given to a report, presented by the Research and Database Co-ordinator, detailing the activity and performance of the RiDO Business Development Team for the period April 2005 to March 2006.

Particular reference was made to:-

Inward Investment and Business Activity

- Enquiries, including start-up enquires
- Major site and property developments e.g Brookfield Park at Manvers; Dinnington Colliery; AMP

Business Development Grants

JOBMATCH

- linked to Amaro and Johnston Press, with close links with Phoenix, Jobcentre Plus, RCAT, local schools
- Aftercare/on-going investor development in the Dearne
- Additional projects/company closures and downsizing

Incubation, Enterprise and Business Support

- Moorgate Crofts, Century and Brampton Centres
- Rotherham Enterprise Network and O1 funded Incubation project
- Beacon status for Supporting New Business

The Buy-Local Scheme

Business Conferencing, Meetings, Events and Corporate Hospitality

RiDO PR/Marketing

Events and Projects:- linking regeneration with education

Priorities form 2006/2007

Members commented on the very positive image that was being portrayed of Rotherham.

Resolved:- (1) That the report on the activity of the Business Development team for the period April 2005 to March 2006 be noted.

(2) That the Business Development Team continues to monitor performance and activity and report to this Board every six months.

## **8. LAND AND PROPERTY BANK - CAPITAL RECEIPTS UPDATE**

Consideration was given to a report, presented by the Strategic Property Manager, updating the Board of changes to the forecast of capital receipts accruing to the General Fund resulting in a revision of the Council's Capital Programme.

Reference was made to:-

- The 2005/2006 outturn position of the General Fund (which had exceeded target) and the Housing Revenue Account
- Capital receipt in respect of Brookfield Park, Manvers Phases 2 & 3 – noting the outstanding claims/clawback position
- Projected 2006/2007 receipts for the General Fund and the Housing Revenue Account
- The sale of Daneshill, Moorgate
- The forecast for 2007/2008 and 2008/2009

An explanation of the various methods of asset disposal was given, noting the range of issues to be considered by the Regeneration and Asset Board when being recommended a particular method for disposal.

Resolved:- (1) That the position on the current status of the capital programme be noted.

(2) That a full update on Brookfields Park, Manvers, be included in the next Land Transactions report to the Regeneration and Asset Board.

(3) That details of the disposal of Daneshill be reported to the next meeting of the Regeneration and Asset Board.

## **9. LAND TRANSACTIONS UPDATE**

Consideration was given to a report, presented by the Development Surveyor, updating the Board of the current position regarding the progress of major land transactions throughout the Borough.

Updates on the following were detailed in the report:-

- Zamor Crescent
- Flash Lane, Bramley
- Daneshill, Moorgate
- Manvers West – Express Parks
- Lakeside South – Limes Development
- Thorpe Hesley – Wentworth Estates – access land (noting this issue was now closed)
- Greenlands Plantation, Braithwell Road, Maltby (The Muddies) (refer also to Minute No. 14 of the meeting of the Regeneration and Asset Board held on 14<sup>th</sup> June, 2006)
- Dalton Depot
- Kiveton Park Depot

- Whitehill Drive, Brinsworth

Resolved:- (1) That the position on the current status of land sales be noted.

- (2) That a detailed report on the land at Thorpe Hesley be submitted to the next meeting of the Regeneration and Asset Board.

(Councillor S. Wright declared a personal interest in the following item being a Ward Councillor and involved with the ADF in the Rawmarsh area.)

## **10. SALE OF ASSETS - AUCTION RESULTS**

Consideration was given to a report, presented by the Principal Officer, relating to the recent, successful sale at auction of six assets that had been declared surplus to requirements, together with the total capital receipt achieved.

Reference was made to:-

- the sale of Daneshill
- the condition of the other five properties
- current market situation

Gaps in the consultation process, especially with Ward Councillors, were highlighted particularly where properties identified for disposal were within the ADF Pathfinder area(s) and which could, if developed differently or demolished for another use, contribute better to the overall regeneration of the area.

An explanation of the process for the disposal of miscellaneous properties and garden properties was given. Reference was also made to the need for better quality documentation for Ward Councillors to consider.

Resolved:- (1) That the report be received.

- (2) That the Head of Asset Management ensures that better quality location plans are provided for Ward Councillors as part of the consultation process already in place.
- (3) That the Neighbourhoods Programme Area be mindful of assets in, and proposals for, Housing Market Renewal ADF Areas when declaring land and property surplus to the Programme Area's requirements.

## **11. LAND AT MILL CLOSE, TEMPLEBOROUGH**

Consideration was given to a report, presented by the Strategic Property Manager, seeking approval for the disposal of the above mentioned asset

that had been declared surplus to the requirements of Rotherham Investment and Development Office.

The report contained a description of the topography of the site and its present use. The location was illustrated on an accompanying plan.

Reference was made to an expression of interest received from an adjacent company to acquire the land for adding to the wildlife and wetland areas that already exist within the company's existing site boundaries.

It was pointed out that as the land was reclaimed using Derelict Land Grant, any capital receipt would have to be paid back in full.

Members considered a recommendation that the site be sold to the interested company on the basis of a future use for amenity landscaping only, and at a price reflecting this.

Resolved:- (1) That disposal to the interested company, on terms as detailed in the report now submitted, be approved.

(2) That the Head of Legal and Democratic Services completes the necessary documentation.

(Councillor Hussain left the meeting at this point)

**12. LAND ADJACENT CHAPEL WALK MOSQUE, CHAPEL WALK, ROTHERHAM**

Further to:-

Minute No. 4 of the meeting of the Property Board held on 6<sup>th</sup> July, 2004, Minute No. B158(71) of the Cabinet held on 9<sup>th</sup> February, 2005, and Minute No. 124 of the Regeneration and Asset Board held on 22<sup>nd</sup> February, 2006,

consideration was given to a further report, presented by the Head of Asset Management, relating to an application by the Rotherham Mosque Trust to purchase land in the vicinity of Chapel Walk, Rotherham for improvement to facilities at the mosque.

The areas of land under consideration were illustrated on an accompanying plan.

It was reported that the Head of Streetpride had now indicated that he no longer wished to pursue these areas of land for pay and display car parking.

The views of the Head of Planning and Transportation were also set out in the report.



Consideration was given to three options which were detailed in the report.

Members referred to the previous decision which was to include the areas of land in question within the overall car parking strategy which was currently being compiled and expected to be completed by Autumn 2006.

Reference was also made to the regeneration and development of the town centre and to aspirations of other local businesses in this area. It was also reiterated that any disposal had to be at "best consideration" for the Council.

Resolved:- (1) That consideration of this issue be deferred pending receipt of the Car Parking Strategy.

(2) That the Head of Streetpride submit a report to a future meeting of the Regeneration and Asset Board in respect of:-

- (i) the reasons why the areas of land were no longer required by the Service for car parking purposes.
- (ii) progress in respect of the development of the overall car parking strategy.

(Councillor Ellis left the meeting at this point.)

(Councillor St. John declared a personal interest in the following item, being a non-executive Director of the PCT)

**13. ASTON-CUM-AUGHTON AND RAWMARSH CUSTOMER SERVICE CENTRES**

Consideration was given to a report, presented by the Head of Asset Management, relating to the current position of the capital funding approvals for the above Customer Service Centres.

It was pointed out that the funding would ensure that both Customer Service Centres would be delivered within the next six to twelve months.

Resolved:- That the Cabinet be asked to approve capital allocations of £1.5 million each for the Aston-cum-Aughton and Rawmarsh Customer Service Centres.

**14. GREENLANDS PLANTATION - THE MUDDIES**

Further to Minute No. 138(2) of the meeting of the Regeneration and Asset Board held on 22<sup>nd</sup> March, 2006, consideration was given to a further report, presented by the Head of Asset Management, relating to the implications of the new development planning policy on the proposed

disposal of Greenlands Plantation (The Muddies), Braithwell Road, Maltby.

It was reported that the Head of Planning and Transportation was unable to recommend the granting of planning consent and had confirmed that the land use allocation element of the Local Development Framework due in late 2008 would seek to re-examine the planning status of the site.

Reference was made to the geographical aspect of the site and to the fact that the site contained a protected species and significant flora and fauna.

It was pointed out that the withdrawal of this site from sale would result in the potential capital receipt not being available to the Council.

Resolved:- That this site be withdrawn from sale at this time, but that it be reconsidered for sale when the Local Development Framework takes effect.

**15. KNOWLEDGE DIFFUSION PILOT PROJECT**

Further to Minute No. 17 of the meeting of the Cabinet Member for Economic Regeneration and Development Services held on 22<sup>nd</sup> May, 2006, consideration was given to a report relating to a request to the Rotherham Economic Regeneration Fund for a grant to fund a pilot knowledge diffusion project.

The project aimed to address the practical issue of getting knowledge from one organisation to another and to help to raise the level of average earnings in Rotherham to 90% of the UK average.

Resolved:- That the approval of RERF funding for the Knowledge Diffusion pilot project be noted.

**16. BIG SCREEN PARTNERSHIP**

Further to:-

Minute No. 145 of the meeting of the Regeneration and Asset Board held on 22<sup>nd</sup> March, 2006 and

Minute No. 18 of the meeting of the Cabinet Member for Economic Regeneration and Development Services held on 22<sup>nd</sup> May, 2006

consideration was given to a report, presented by the Town Centre, Tourism and Markets Manager, relating to a request for RERF funding for events equipment, technical infrastructure and public realm improvement works in order to facilitate the Big Screen Partnership with the BBC.

It was reported that recent screenings had been very successful and the excellent working relationship with the Police and Health and Safety staff

was acknowledged. Reference was also made to the work that had been undertaken to manage the event, to carry out risk assessments, stewarding of the events, the placing of barriers around the square and to the fact that no alcohol was allowed.

Resolved:- (1) That the approval of RERF funding be noted.

(2) That the positive update on the two recent events that had been screened be noted with pleasure.

**17. MAGNA BUSINESS INCUBATION CENTRE**

Further to Minute No. 16 of the meeting of the Cabinet Member for Economic Regeneration and Development Services held on 22<sup>nd</sup> May, 2006, consideration was given to a report relating to a request for RERF funding to cover the current gap in funding, to ensure the payment of after value to English Partnerships can be made, and to fund any other items of ineligible expenditure by other partners associated with the delivery of the Magna Business Incubation Centre.

Resolved:- That the approval of RERF funding be noted.

**18. DATE, TIME AND VENUE OF NEXT MEETING**

Resolved:- That the next meeting of the Regeneration and Asset Board be held on Wednesday, 12<sup>th</sup> July, 2006 at 10.00 a.m. at the Town Hall, Moorgate Street, Rotherham.

**ROTHERHAM BOROUGH COUNCIL – REPORT TO MEMBERS**

<b>1. Meeting:</b>	<b>Regeneration and Asset Board</b>
<b>2. Date:</b>	<b>12 July 2006</b>
<b>3. Title:</b>	<b>The Rotherham Town Centre Conservation Area Appraisal, Management Plan and Shopfront Design Guide</b>
<b>4. Programme Area:</b>	<b>Economic &amp; Development Services</b>

**5. Summary**

The Cabinet Member for Economic Regeneration and Development Services approved the adoption of the Shopfront Design Guide, and the Rotherham Town Centre Conservation Area Appraisal and Management Plan as Interim Planning Statements on 19<sup>th</sup> June 2006.

This report is for information only.

**6. Recommendations**

**That Members note:**

- I. The above decision of the Cabinet Member.**
- II. The contents of the attached report.**

## **7. Proposals and Details**

Members may be aware that Officers are currently preparing a £1.1m Townscape Heritage Initiative (THI) Stage 2 Bid for submission to the Heritage Lottery Fund (HLF) in September 2006. Part of this Bid includes the preparation, and adoption by the Council, of a Shopfront Design Guide, and a Conservation Area Appraisal and Management Plan. This initiative is also supported by the requirements of BVPI 219 (one of the indicators of the performance standards of the council).

The THI Scheme will promote the social and economic regeneration of the town centre, through the restoration of key historic buildings and enhancement of certain public realm areas. The proposed THI will focus around All Saints Minster, High Street, Westgate and the bottom-end of Wellgate. With an estimated total investment of £4.5m this initiative will complement and add value to town centre LOTS Schemes and the Westgate Demonstrator Project. The scheme will contribute towards making the town centre a more attractive and sustainable residential destination. In particular, it will benefit the pilot LOTS development at 34/36 College Street by providing an improved physical environment on High Street.

The HLF require the Conservation Area Management Plan to be put into practice for at least 10 years after the THI scheme has ended. HLF will monitor our performance in putting the management plan into practice, and if we fail to uphold its measures the THI grant could be withdrawn.

At the meeting of 19 June 2006 Cabinet Member approved the adoption of the Shopfront Design Guide and the Conservation Area Appraisal and Management Plan as Interim Planning Statements, which will be taken into account when determining planning applications. They will eventually be formalised as Supplementary Planning Documents (SPDs) and form part of the Local Development Framework. The Interim Planning Statements will not have the same weight as SPD, however preparation and consultation has been undertaken as far as possible in line with new requirements for SPD set out in Planning Policy Statement 12: Local Development Frameworks and the Town and Country Planning (Local Development) (England) Regulations 2004.

These documents may be subject to minor refinement by the Head of Planning and Transportation prior to final publication, if this is deemed to be necessary.

## **8. Finance**

Adoption as Interim Planning Statements will incur only minor publication cost to the Council related to making copies of the documents available to property owners and the public. It is envisaged that these costs can be met through the Development Work Grant of £25,000 received from the HLF.

## **9. Risks and Uncertainties**

The Shopfront Design Guide has been produced to aid those making applications to the council for new shopfronts and signage in providing clear detailed guidance on what the council is looking for in the design of such matters. A failure to adopt the document limits the potential for the Development Control Section of the Planning

Department to refuse unsuitable applications and to secure improvements to the visual quality of shop frontages. The Conservation Area Appraisal provides an in-depth study of the historic development of the town and the present state of its historic environment.

The Conservation Area Management Plan puts policies in place for the control of development and the arrest of dereliction and decline of streets in the town centre, such as High Street. Failure to adopt the document as an Interim Planning Statement is likely to result in an unsuccessful Stage 2 Bid to HLF for a THI, and thus will jeopardise the future planned improvements to the town.

### **10. Policy and Performance Agenda Implications**

There has been a great need for a design guide to assist applicants with regard to signage and shopfronts for several years past. It is hoped that the new guide will provide a means of securing high quality development and act as a catalyst for raising the quality of shopfront design standards, not only in the town centre but throughout the Borough particularly in the other 24 conservation areas.

The Conservation Area Management Plan provides a framework for development standards and outlines actions the council may take to secure the restoration of empty shops and un-used upper floors in a sympathetic manner.

### **11. Background Papers and Consultation**

At the meeting of 3 April 2006 Cabinet Member approved public consultation on the draft Shopfront Design Guide and the Conservation Area Appraisal and Management Plan. This consultation exercise took place over a six week period between 13 April and 25 May 2006. As a result representations have been received from a number of individuals, English Heritage, and from within the Council. The draft documents have been revised accordingly as outlined in Appendix 1, taking account of the comments made.

Appendix 1, enclosed, sets out in detail the consideration of comments received as part of this consultation and recommended changes to the document as a result. The final Shopfront Design Guide and Conservation Area Appraisal and Management Plan are provided at Appendix 2 & 3.

**Contact Name:** Charles Hammersley, Project Officer, RIDO, Ext.3867,  
charles.hammersley@rotherham.gov.uk

## Appendix 1: Summary and consideration of comments received

## Economic Regeneration and Development Services matters - 19 June 2006.

## Shopfront Design Guide

Page G refers to general comments on the document.

Page	Name/organisation	Summary of comments	Considerations	Recommended changes
1 - 4	Alison Fisher, English Heritage.	The impact which the first four pages is making should be more focussed.	Agree. This section needs to be more focussed on the documents aims and objectives.	Amend first four pages accordingly.
2, 3, 4, 5	Alison Fisher, English Heritage.	The sketch outlines don't particularly convey a message, and this looks like a lost opportunity.	Agree.	Remove background 'wallpaper' on page 3, & 4. Show actual photo on page 3.
G	Alison Fisher, English Heritage.	Welcomes the confirmation that this document will be adopted.	Comments acknowledged	None
11	PC Andy Robinson, Crime Reduction Unit	Re: doors, for crime prevention purposes we suggest that door recesses should not be deeper than 600mm.	The new shopfront at No. 16 High Street has a recessed doorway, which is protected by an external shutter.	Add: "in general, door recesses should not be deeper than 600mm, though perforated external shutters in front of doors may be acceptable."
12	PC Andy Robinson, Crime Reduction Unit	First line could refer to Loss Prevention Standards for Doors & Windows.	Accepted.	Text to be amended accordingly,
12	PC Andy Robinson, Crime Reduction Unit	Glass, laminated glass should be 6.8mm thick.	Accepted.	Reference to be made to the recommended use of 6.8mm thick laminated glass
13	PC Andy Robinson, Crime Reduction Unit	Canopies that are too deep hinder the view of CCTV cameras.	The guide encourages the re-introduction of canopies that would be shut at night.	None
G	Stan Crowther, Rotherham Civic Society	Should be implemented without delay and formalized as a SPD as soon as possible.	Statutory procedures need to be followed to allow this document to become a SPD.	None
G	Stan Crowther, Rotherham Civic Society	Support the minimisation of clutter	Welcome the supportive comments	None

## Appendix 1: Summary and consideration of comments received

## Economic Regeneration and Development Services matters - 19 June 2006.

## Conservation Area Appraisal and Management Plan

Page G refers to general comments on the document.

Page	Name/organisation	Summary of comments	Considerations	Recommended changes
G	Alison Fisher, English Heritage.	In relation to EH's "Guidance on the management of conservation areas" para 5.6, page 14. The document needs to relate its management proposals both to the general future of the conservation area and to the specific elements of the THI proposals.	Agree.	Para 7.9, after 1 <sup>st</sup> sentence add: "Appendix 'K' identifies the proposed project buildings for the THI area.
45	Alison Fisher, English Heritage.	Highlight in bold the elements which have a THI-related focus, (eg para 7.9 could be in bold as an action point together with other action points.	Agree. Specific THI action points will be highlighted in bold text.	Embolden para 7.3, 1 <sup>st</sup> sentence of para. 7.9 and para. 7.10
8	Alison Fisher, English Heritage.	Suggest that some of the main streets are named on the map.	Accepted.	Certain landmarks will be annotated on the map, where space allows this.
9	Alison Fisher, English Heritage.	Could some of the larger sites be named on the aerial photo to aid orientation?	Certain street names will be added to the map on the opposite page.	None
17, 18 19, 20	Alison Fisher, English Heritage.	Annotate the maps.	Accepted.	Titles to be added in the borders at the side of the maps.
G	Alison Fisher, English Heritage.	There needs to be a map illustrating the THI boundary.	Such a map is included as Appendix K.	None.
35 3.5	Stan Crowther, Rotherham Civic Society	Reference to adverts or signs should include banners	Accepted.	Amend to include 'banners'
31 Para. 1.2	Stan Crowther, Rotherham Civic Society	The Society welcomes the Council's commitment to The Three Cranes to ensure the repair and restoration of this building in an appropriate manner by conservation specialists.	Welcome the supportive comments towards this critical THI project.	None.
36 Para. 3.11	Stan Crowther, Rotherham Civic Society	Would like to see a stronger commitment than, "the Council will consider ....."	Accepted.	Amend to read: "the Council will <u>seriously</u> consider the serving of Section 215 or "Wasteland Notices."



## Appendix 1: Summary and consideration of comments received

Page	Name/organisation	Summary of comments	Considerations	Recommended changes
37 Para. 4.3	Stan Crowther, Rotherham Civic Society	What will be the policy on windows in new flats over old shops?	Window designs are specifically referred to in para. 4.22, page 40	Add extra para after 4.21. "Some of the properties on High Street preserve evidence of the original form of the sashed window: 12-paned at 1 <sup>st</sup> floor, and 9-paned at 2 <sup>nd</sup> floor (e.g. No. 20). Such windows shall be restored to their original form copying the mouldings on the glazing bars. Windows shall be single-glazed. Where properties are to be used for LOTS accommodation it may be necessary to install secondary glazing on the inside of the windows." Text to be amended accordingly.
31 Para. 1.3	Stan Crowther, Rotherham Civic Society	All Saints' Square (with more than one saint) was created rather later than "early 20 <sup>th</sup> Century"	The archives have a copy of the photo dated c.1933	
22 4.4.18	Stan Crowther, Rotherham Civic Society	The Howard Building is not part of any Sixth Form College but the College of Arts and Technology.	Accepted. Error to be corrected.	Replace: "Central Sixth Form College" with "Rotherham College of Arts & Technology"
36	Stan Crowther, Rotherham Civic Society	Para 3.10 – the word "mitigate" has crept in instead of "militate"	Both words have very similar meanings.	No change necessary.

## Appendix 1: Summary and consideration of comments received

## Economic Regeneration and Development Services matters - 19 June 2006.

## Public Realm Improvements (Part of Conservation Area Appraisal and Management Plan)

Page G refers to general comments on the document.

Page	Name/organisation	Summary of comments	Considerations	Recommended changes
G	PC Andy Robinson, Crime Reduction Unit	Use plants that are low growing so as not to hinder surveillance or offer hiding places.	Visibility and personal safety will be considered as part of design and species selection for any proposed planting.	None
G	PC Andy Robinson, Crime Reduction Unit	Ensure street furniture is secured to the floor to prevent it being used as weapons or climbing aids. Also be aware that seats act as gathering areas for youths.	Street furniture will be installed with either in-ground footings or bolted to concrete foundations. Potential for anti-social behaviour will be considered at design stage.	None
G	PC Andy Robinson, Crime Reduction Unit	Use street lighting that will help, not hinder CCTV.	Street lighting design will take account of relevant standards	None
G	PC Andy Robinson, Crime Reduction Unit	Do not erect lamp standards in the way of CCTV cameras.	Proposals for both street lighting and tree planting will be co-ordinated with CCTV requirements during the design stage.	None
G	PC Andy Robinson, Crime Reduction Unit	To be kept informed of specific improvements for Snail Hill following a serious incident earlier this year.	Further consultation will take place with the Crime Reduction Unit once detailed plans have been drawn up for Snail Hill.	None

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A  
of the Local Government Act 1972.

Document is Restricted

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A  
of the Local Government Act 1972.

Document is Restricted

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A  
of the Local Government Act 1972.

Document is Restricted

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A  
of the Local Government Act 1972.

Document is Restricted

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A  
of the Local Government Act 1972.

Document is Restricted

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A  
of the Local Government Act 1972.

Document is Restricted



By virtue of paragraph(s) 3 of Part 1 of Schedule 12A  
of the Local Government Act 1972.

Document is Restricted

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A  
of the Local Government Act 1972.

Document is Restricted

Document is Restricted

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A  
of the Local Government Act 1972.

Document is Restricted

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A  
of the Local Government Act 1972.

Document is Restricted

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A  
of the Local Government Act 1972.

Document is Restricted

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A  
of the Local Government Act 1972.

Document is Restricted

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A  
of the Local Government Act 1972.

Document is Restricted