

**NOTE OF A MEETING  
RE: LAND AT VIVARY WAY, COLNE  
HELD ON 8<sup>th</sup> MAY, 2017  
AT NELSON TOWN HALL**

***PRESENT –***

*Councillor M. Iqbal – Chairman in the Chair*

*Councillor D. Clegg  
Councillor S. E. Cockburn-Price  
Councillor J. Cooney  
Councillor A. R. Greaves  
Richard Bannister (Boundary Mill)  
Bryan Lloyd (Lloyds BMW)  
Amanda Cunningham (Colne Wheel Park Initiative)  
Ryan Haigh (Colne Football Club)  
James Webster (Colne Football Club)*

*Also present –*

|                     |                                     |
|---------------------|-------------------------------------|
| <i>Dean Langton</i> | <i>Strategic Director</i>           |
| <i>Paul Collins</i> | <i>Business Support Team Leader</i> |
| <i>Jane Watson</i>  | <i>Head of Democratic Services</i>  |



The Strategic Director explained that following consideration of a report to dispose of the former Urban Altitude site in Colne in December 2016 Council had requested a consultation exercise be carried out to establish the level of interest in this site and the alternative proposed uses. The results of this exercise were reported to the Executive in March, 2017. Members felt that due to the level of interest meetings be arranged, as appropriate, with those organisations that had submitted an expression of interest.

The Council had also agreed that the former Colne to Skipton railway line be protected with a view to it being reinstated at the appropriate time. It was accepted that any disposal and potential development should be mindful of this requirement.

### **Boundary Mill and Lloyds BMW**

Members met first with Richard Bannister from Boundary Mill and Bryan Lloyd from Lloyd's BMW. Boundary Mill were interested in using the site for additional parking space for staff and for Lloyds additional parking for their stock and staff.

It was explained that the warehouse at Boundary Mill had been relocated to the Regent Street facility. Expansion of the store had started on 2<sup>nd</sup> May which would provide additional retail floor space, two new restaurants which would be located at the front of the store as well as refurbishment of the coffee shop. A relaunch of the store was proposed before Christmas.

With regards Lloyds BMW this was a franchised outlet and over the years had expanded. One area that was a difficulty was parking for staff and for some of the stock. Currently staff parked on part of Pendle Leisure Centre's car park. As a result this reduced parking facility for users of the Leisure Centre.

The proposal would be for the parking to be split between the two employers. The area would be fenced off and made secure with appropriate landscaping.

### **Colne Wheel Park Initiative**

Amanda Cunningham felt that the site was an ideal location for a Wheel Park. This would provide for the use of skateboards, scooters, bmx bikes etc. Ms. Cunningham had looked at providing a skate park within the Borough a few years ago but a suitable site had not been found. This site, however, was felt to be more suitable. Colne and District Working Group of the Pendle Community Safety Partnership supported the initiative and expressions of support had also been received from local people via Facebook.

Members were presented with a plan of a wheel park on the former Urban Altitude site. Concerns were expressed that funding for the scheme had yet to be secured and there was a discussion around future maintenance of the facility. Ms. Cunningham said a constituted group would be set up, similar to the Friends Groups, and they would be responsible for the upkeep of the site etc.

There was some discussion about a possible dual use for the site which could include both car parking and a wheel park facility. It was also suggested that the MUGA adjacent to the site be relocated within the Vivary Bridge ward. This would then release more land for the proposed uses and at the same time allow for the existing car park at Pendle Leisure Centre to be re-configured.

### **Colne Football Club**

Ryan Haigh and James Webster met with Members to discuss Colne Football Club using the former Urban Altitude site as a training facility. Over the years the Club had grown and now had 12 junior football teams. They travelled to Accrington for training.

Ideally they wanted to expand their Holt House facility and had recently agreed a long term lease with the Council. Both Ryan and James referred to the grant funding they could access.

During discussion it was clear that the former Urban Altitude site on Vivary Way was not a suitable site for the Club. It was suggested that they look at their existing facility at Holt House and approach the Council with a view to expanding that site. They were advised to put their request in writing to the Council and to include a development plan, funding and timescales.

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**NOTE OF A MEETING  
RE: LAND AT VIVARY WAY, COLNE  
HELD ON 19<sup>th</sup> MAY, 2017  
AT NELSON TOWN HALL**

***PRESENT –***

*Councillor M. Iqbal – Chairman in the Chair*

*Councillor D. Clegg*

*Mike Roberts, Managing Director, Lakeland Estates (Ambleside) Ltd*

*Chris Greenwood, Advisor to Lakeland Estates/FAC-51 Ltd*

*Michael Sherrifs, Managing Director, FAC-51 Ltd*

*Also present –*

*Dean Langton*

*Strategic Director*

*Paul Collins*

*Business Support Team Leader*

*Jane Watson*

*Head of Democratic Services*



The Strategic Director explained that following consideration of a report to dispose of the former Urban Altitude site in Colne in December 2016 Council had requested a consultation exercise be carried out to establish the level of interest in this site and the alternative proposed uses. The results of this exercise were reported to the Executive in March, 2017. It was felt that due to the level of interest meetings be arranged, as appropriate, with those organisations that had submitted an expression of interest.

The Council had also agreed that the former Colne to Skipton railway line be protected with a view to it being reinstated at the appropriate time. It was accepted that any disposal and potential development should be mindful of this requirement.

Mike Roberts said the group had funding in place for a state of the art 3G sports pitch on this site and would open it as a community facility. They wanted to provide a facility for everyone which would include over 50's walking football, ladies football league, junior and senior leagues as well as school holiday clubs. They would require the use of the changing facilities at Pendle Leisure Trust and on occasion the use of the sports hall for indoor football. Reference was also made to possibly re-opening the bar/café area in the Leisure Centre. They also envisaged being able to sustain and create 20 full time and part time jobs and there would be a profit-share arrangement which might provide the Leisure Trust with an income of up to £20k pa.

It was suggested that there might be other sites in the Borough that would be more suitable. Reference was made to the earlier conversations with representatives from Colne Football Club and it was suggested that the group consider talking with the Club to see if this facility could be accommodated at Holt House.

However, the group felt that the land at Vivary Way with its close proximity to Pendle Leisure Centre and the facilities it provided was a more attractive site.



## **Conclusion**

Having listened to the interested parties it was felt that there was the possibility for a dual use for the site. Representatives from Colne Football Club had expressed an interest in developing their existing facilities at Holt House. This left car parking for Boundary Mill and Lloyds BMW, the proposed wheel park and the installation of a 3G sports pitch on the former Urban Altitude site.

## **RECOMMENDATIONS**

- (1) That, subject to further discussions with the respective parties on their specific requirements and any necessary planning consents, the former Urban Altitude site be used to provide both car parking for Boundary Mill and Lloyds BMW and the provision of a Community Wheel Park;
- (2) That in relation to the Community Wheel Park, any designated site be retained for no more than 12 months from the date of this meeting pending confirmation that:-
  - a) funding for the delivery and subsequent operation/maintenance of the Community Wheel Park has been secured; and
  - b) subject to the Council's satisfaction, a properly constituted body is established to manage the site of the Community Wheel Park.
- (3) That at the expiry of the 12 month period, a further report be brought back to the Executive with proposals for the use of the land designated for the Community Wheel Park.
- (4) That the Strategic Director, in consultation with the Leader of the Council, be given authority to enter into a negotiation with Boundary Mill and Lloyds BMW on the terms for the disposal of land at Vivary Way (by way of lease agreement), any such agreement to reflect the Council's stated intention of retaining ownership of the land required for the reinstatement of the Colne-Skipton Railway line;
- (5) That subject to recommendation (1) to (4) above, it is agreed in principle that the MUGA located at Vivary Way is relocated to Alkincoats Park, Colne.
- (6) That a meeting with representatives from Colne Football Club, Mike Roberts, Chris Greenwood, Michael Sheriffs, officers and relevant Councillors be arranged to discuss the possibility of installing a 3G sports pitch at Holt House, Colne.