

**MINUTES OF A MEETING OF THE
COLNE MARKET FORUM
HELD AT COLNE TOWN HALL
ON 21ST APRIL, 2022**

PRESENT

Members:-

*Councillor S. Cockburn-Price
Councillor D. Lord
Councillor A. Sutcliffe*

*Pendle Borough Council (PBC)
Pendle Borough Council (PBC)
Pendle Borough Council (PBC)*

Market Traders:-

*Kathryn Pana
Amanda Preston
Aine O'Grady
Thomas O'Neill
Marian McKiernan
Jim McKiernan
Pauline Hirons
Craig Holden*

*Richard Lunt
John Corcoran
Michael Maybury
Coral Bowler
John Barker
Michaela Wilson
Maureen Hardacre*

In attendance:-

*Tony Brown
Steven Reed
Mary Thomas
Alice Mann
Gina Langley
Aneesa McGladdery
Julie Whittaker
Lynne Rowland*

*Liberata
Liberata
Colne Town Council
Colne Town Council
Colne Town Council
Colne BID
PBC/PEARL Together
PBC*

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1. APPOINTMENT OF CHAIRMAN

AGREED

That Councillor A. Sutcliffe be appointed Chairman of the Forum.

2. DECLARATION OF INTERESTS

Members were reminded of the requirements of the Member Code of Conduct concerning the declaration of interests.

3. TERMS OF REFERENCE

Draft Terms of Reference were submitted for consideration.

AGREED

That the draft Terms of Reference as submitted be approved.

4. MEMBERSHIP

It was noted that the Forum comprised three Councillors. The three Councillors currently on the Forum had been appointed at the January 2022 meeting of the Colne and District Committee for the remainder of the municipal year 2021/22. For the 2022/23 municipal year onwards, appointment of the three Councillors would be made annually by the Colne and District Committee.

It was agreed that the membership should be extended to include other appropriate persons such as market traders and others with business or community interests in the area. Each member would be entitled to vote and would be required to complete a disclosure of any financial interest they may have in the business of the Forum.

AGREED

- (1) That all existing traders within Colne Market be invited to become a member of the Colne Market Forum.
- (2) That both Colne Town Council and Colne BID be invited to nominate one representative each to become a member of the Colne Market Forum.
- (3) That the Market Manager be appointed as a member of the Colne Market Forum.

5. PROGRESS ON REDEVELOPMENT PROPOSALS

As a result of a successful bid to the Government's Levelling Up Fund, funding of £6.5m had been secured for two projects in Colne Town Centre. This funding was required to be spent by 31st March, 2025.

Approximately £3.5m was for investment in The Muni Theatre, Pendle Hippodrome and the Little Theatre to provide new and enhanced facilities to underpin the growth in the night-time economy of Colne.

A further £3m was for the redevelopment of the Market Hall/Bus Station site. To make better use of this currently under-used site it was planned to provide improved retail provision; new apartments; and an improved bus station. Pendle Council was leading on this project, and PEARL Together had been selected as the developer. Amongst other things, it was the aim of this Forum to assist in the development of the proposals.

The Council's Housing, Health and Engineering Services Manager, as a representative of PEARL Together, provided a brief overview of the work carried out so far. She explained that the responses to a questionnaire circulated to the existing traders in December 2021 had been collated and used to inform initial plans. The plans had been drawn up and incorporated the existing building, car park and bus station and included space to accommodate outdoor markets and events.

Two draft plans were circulated at the meeting. The first showed the proposed spaces to be used for retail, residential and outdoor events. The second provided draft details of parking provision. This included proposed residential parking and a public car park located in the current bus station area.

Discussions had taken place with Lancashire County Council (LCC) for additional funding to support a traffic circulation scheme which involved opening up Craddock Road to two-way traffic.

Other funding streams for public open space/public realm were being explored.

It was hoped that a planning application could be submitted by the end of June, 2022 for the external element. Further plans would be submitted for the internal layout. Discussions with traders and businesses would continue in the meantime. The aim was to have planning permission in place by the end of the year, with development starting in 2023.

On conclusion of the update, the Chairman invited a discussion on the proposals.

- One concern was about what would happen to the traders whilst the work was being carried out. This was a matter that was still under discussion. One suggestion was that a 'Boxpark' be created adjacent to the Red Lion Car Park to allow traders to continue trading which would be secure and accessible. All traders would be asked what they required to enable their business to continue to operate whilst redevelopment took place. Initial suggestions included sufficient storage provision for dry/frozen/refrigerated goods; connection to a gas, electricity and water supply; provision to ensure compliance with food hygiene rules (e.g. the need for separate washing areas); and appropriate insurance for when moving stock.
- A question was asked about parking provision during the development. If the above suggestion was to go ahead, parking provision on the Red Lion Car Park would reduce. The current Market car park would also close. This was likely to cause difficulties for customers, particularly the elderly and/or disabled. It was accepted that there would be a loss of parking in the transition period, however there were other car parks in the vicinity.
- There was a feeling that talks and site visits had taken place and plans had progressed significantly with little discussions or involvement with those affected by the proposals.
- The traders wanted reassurance that help would be provided to keep the businesses going. It was explained that this had been taken into account when the bid for funding was submitted and that funding had been set aside for this purpose.
- Comments were made with regard to the outdoor markets. Although the indoor market traders supported these for the good of the town they sometimes had a negative effect on their business and wanted to know how the success of the outdoor markets was being monitored.
- It was noted that the draft plans included a service area for loading/unloading, but there was no parking provision for traders. Not everybody was in favour of this proposal, but overall it was felt that it was more important to provide customer parking. It was suggested that trader parking could be provided underground. Although it was thought that this would be difficult due to the land being on a slant it was agreed that this could be put forward for consideration.
- Reference was made to the environmental impact of building new and whether repair of the existing building had been considered. It was explained that repair of the building had been the starting point of discussions prior to the bid being submitted. One key problem had been the apartments above the Market which had a fire separation issue, were not of particularly good quality and would be very difficult to redevelop. The current plans consisted of a much bigger square footage, it was not a like-for-like replacement and was seen as an opportunity to improve the town.
- There was concern that there would be an increase in rent for stall holders. The Chairman

acknowledged that it had to remain affordable and that projected rents were being looked at.

- It was confirmed that the proposal to open up Craddock Road to two-way traffic was separate to the works included within the funding bid, therefore, should this not go ahead, it would not affect the rest of the development.
- With regard to bus travel, this was currently being looked at by LCC. It was expected that there would continue to be a bus stop outside Farm Foods. The provision of bus stops on the roadside by the current bus station was also being discussed.

6. OUTDOOR MARKETS

A general discussion was held with regard to the outdoor markets.

It was agreed that recent markets had been run well. However, it was felt that better instructions were needed for traders about where to go on arrival. It was therefore suggested that the pitches be numbered and a briefing pack be provided to the stall holders.

Comments were made about the lack of parking on market days. Traders were worried about having to leave their stocked stall unattended when parking their car off site.

It was also felt that there should be a variety of different stalls, with no two stalls selling similar/identical products being located next to each other. To address this, it was proposed that applications for stalls be invited in advance, which could then be assessed in relation to the stalls within the indoor market and other applications. Those accepted could then be allocated a pitch as appropriate.

As part of the new development, the space to be used for outdoor markets would also be used as an events space. For this reason, amongst others, there were no plans to erect permanent canopies. However, there were 10 gazebos available from Colne BID that could be used free of charge.

7. GENERAL MARKET BUSINESS

There was no other business discussed.

8. DATE AND TIME OF FUTURE MEETINGS

To be agreed.

CHAIRMAN _____