

**MINUTES OF A MEETING OF THE  
COLNE MARKET FORUM  
HELD AT COLNE TOWN HALL  
ON 20<sup>TH</sup> JULY, 2022**

*PRESENT*

*Councillor A. Sutcliffe – Chairman (In the Chair)*

**Members:-**

<i>Councillor S. Cockburn-Price</i>	<i>Pendle Borough Council (PBC)</i>
<i>Councillor P. McGladdery</i>	<i>Pendle Borough Council (PBC)</i>
<i>Steven J. Reed</i>	<i>Markets' Manager (Liberata)</i>
<i>Aneesa McGladdery</i>	<i>Colne BID</i>
<i>Mary Thomas</i>	<i>Colne Town Council</i>
<i>Muhammad N. Anjum</i>	<i>Market Trader</i>
<i>Michaela Wilson</i>	<i>Market Trader</i>
<i>James Wareing</i>	<i>Market Trader</i>
<i>Kevin Wareing</i>	<i>Market Trader</i>
<i>Craig M. Holden</i>	<i>Market Trader</i>
<i>Kathryn Pana</i>	<i>Market Trader</i>
<i>Pauline Hiron</i>	<i>Market Trader</i>
<i>Carol Barker</i>	<i>Market Trader</i>
<i>Amanda Preston</i>	<i>Market Trader</i>
<i>Maureen Hardacre</i>	<i>Market Trader</i>
<i>Linda McQueenie</i>	<i>Market Trader</i>
<i>Joanne Stephens</i>	<i>Market Trader</i>

**In attendance:-**

<i>Pat Carlin</i>	
<i>Annette Kilcoyne</i>	
<i>John Barker</i>	
<i>Councillor Dorothy Lord</i>	<i>PBC</i>
<i>Tony Brown</i>	<i>Liberata</i>
<i>Tracy Clavell-Bate</i>	<i>Barnfield/PEARL Together</i>
<i>Joe Barrowclough</i>	<i>Architect</i>
<i>Julie Whittaker</i>	<i>PBC/PEARL Together</i>
<i>Lynne Rowland</i>	<i>PBC</i>

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**1. DECLARATION OF INTERESTS**

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

**2. MINUTES**

**AGREED**

That the Minutes of the meeting held on 21<sup>st</sup> April, 2022 be approved as a correct record and

signed by the Chairman.

### **3. PROGRESS ON REDEVELOPMENT PROPOSALS**

The Council's Housing, Health and Engineering Services Manager, as a representative of PEARL Together, provided an update on progress with the redevelopment proposals for the Market Hall/Bus Station site. She also addressed some of the issues raised at the last meeting, in addition to answering a number of questions that had been submitted to Councillors.

The Forum was advised that, following the last meeting, questionnaires had been sent to all traders to establish what would be required by each business to enable it to continue to operate whilst redevelopment took place. The responses received, together with the comments from the last meeting, indicated that a refurbishment/reconfiguration option would be more viable, due to the costs and logistics of a temporary relocation of existing traders. As a result, a further refurbishment/remodelling option of the existing building had been drafted along with a new build cinema. The plans included improvements to the energy efficiency and heating within the existing building to make it more environmentally sustainable.

It was noted that this further option would allow traders to stay on site during the works, but could involve being moved around the existing market hall or temporarily moved into a new build on the site. It was intended to keep storage available on the site whilst the development was underway.

Plans of the draft scheme were circulated at the meeting and the views of the Forum were sought.

It was explained that the plans were at an early stage and that there would be ongoing opportunities for traders to comment. There would also be a wider consultation with businesses and residents in Colne before a planning application was submitted. It was expected that this would be early September and would not include details of the internal layout.

One area for discussion was the outdoor market and at what point this should begin to operate from the proposed alternative site of the Red Lion Street Car Park. Suggested options included the beginning of 2023 or when work started on site.

It was expected that rents would need to increase but the Council and PEARL Together were looking at how to keep these as low as possible. The aim was to attract more people and increase turnover to offset increases. Ideas to increase visits included having a wider food offer, probably through a food hall. It was also intended to require traders to operate at all times and on all days that the market was open.

The Forum was reminded that the existing market was currently operating at a loss of almost £100k per year (2021/22 figures) and so, even without the redevelopment proposals, a review of the market and its management would be needed. Any changes to management arrangements would need to be agreed by the Council when all the options had been considered.

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

- Reference was made to the last meeting at which it was stated that, although repair of the building had been the starting point of discussions prior to the funding bid being submitted, it was not an option being considered at that time. Some of those present felt that a number of traders had since vacated their stalls as a result of this information, which had affected the atmosphere within the market hall.

It was acknowledged that this was regrettable, however it had been made clear that any development would not be starting until 2023.

- A request was made for further information on the reported annual loss of the existing market and whether the vacant flats above the market had any bearing on this. It was explained that specific details were not available however, it was confirmed that the flats had previously been owned by Together Housing, therefore the rental income had never been part of the market revenue.
- Concern was expressed over lorry access to the rear of the existing shops. It was confirmed that the existing service would be maintained.
- Clarification was sought on whether traders would be given the option of relocating or remaining on site during the works. It was explained that it would need to be a case of all traders relocating or all traders remaining on site, with no mix of the two. Following a survey of the building, a programme would be put together and brought to the Forum for further discussion.
- It was confirmed that there were no plans to include a door from the market to the cinema.
- The specific elements of the food hall had not yet been decided, therefore the potential for cafes plus other food stalls to be located there was still open to discussion.
- A request was made for separate toilets for use by traders, plus a unisex baby change facility.
- It was also suggested that seating be provided around the market and not just in the food hall.
- It was acknowledged that successful marketing was key and that some traders may need help with this going forward. It was understood that Boost Lancashire ran courses on this topic.
- It was noted that a Zoom meeting had been arranged with a leading retail analyst to discuss the future of Colne. It was also suggested that we follow the example of Blackpool who, it was reported, had recently been added to the list of top markets during a transition period based on marketing/advertising.

The Chairman thanked everybody for their contribution.

#### **4. GENERAL MARKET BUSINESS**

There were no general market business issues raised.

#### **5. OUTDOOR MARKETS**

The Markets' Manager provided an update on the outdoor markets.

He advised that £1,250 had been raised from the April to July monthly markets, which had been split 50/50 between Colne Town Council and Pendle Borough Council.

It was reported that a meeting had been held two weeks ago to discuss the future of the outdoor markets. There was concern over what space would be available, particularly next year when the works would be taking place. As referred to at Minute 3 it was proposed that the outdoor markets would begin to operate from the top section of the Red Lion Street car park. It would be available for use as required.

With the potential loss of use of part of this car park on market days, Colne BID was making people aware of the other car parks in Colne.

**6. DATE OF NEXT MEETING**

To be agreed.

CHAIRMAN \_\_\_\_\_