

**MINUTES OF A MEETING OF THE
COLNE MARKET WORKING GROUP
HELD AT COLNE TOWN HALL
ON 19TH JUNE, 2023**

PRESENT

Councillor D. Whipp (Chair)

Members:-

*Councillor D. Cockburn-Price
Councillor M. Hanif
Councillor A. Sutcliffe
Town Councillor D. Lord
Town Councillor M. Thomas
Kieron Gamble
Kathryn Pana*

*Pendle Borough Council
Pendle Borough Council
Pendle Borough Council
Colne Town Council
Colne Town Council
Market Trader
Market Trader*

In attendance:-

*Steven J. Reed
Richard Savory
Daisy Dixon
Sarah Lee
Phillip Spurr
Lynne Rowland*

*Markets' Manager (Liberata)
Raise Partnership
Raise Partnership
Raise Partnership
Pendle Borough Council
Pendle Borough Council*



1. TERMS OF REFERENCE

Following a resolution of the Executive at its meeting held on 25th May, 2023, the Colne Market Working Group had been established with terms of reference as follows -

To consider the proposals for the remodelling of Colne Market Hall prior to the submission of the proposed planning application.

2. REDEVELOPMENT PROPOSALS

As a result of a successful bid to the Government's Levelling Up Fund circa £3m had been secured for the redevelopment of Colne Market Hall.

The Market Hall project was originally submitted as a complete demolition of the existing Market Hall and a rebuild to include a footprint for a cinema and a separate residential development. However, due to significant cost inflation in the construction industry it had proven difficult to deliver the project as originally planned. As a result, the separate residential new build had been taken out of the scheme; the potential for a cinema deferred to a second phase; and, instead of demolition, a full remodelling of the existing Market Hall building was proposed, to include residential units at first floor level.

The modifications had resulted in a proposal that covered –

- Remodelling and refurbishment of the Market Hall
- New public realm to the front and side of the Market
- Extensive refurbishment and addition of new residential units to the first floor of the Market Hall.

Market traders had been provided with information on the proposals and a consultation event had taken place last month, where a number of concerns were raised.

Kieron Gamble and Kathryn Pana had been elected by the market traders to represent them on this Group. On the invitation of the Chair, they highlighted the concerns of the traders around the move to temporary accommodation during the redevelopment and elements of the proposed design of the new market.

It was noted that, last year, traders had provided information on what would be required to enable their business to continue to operate whilst redevelopment took place. With this as a starting point, Sarah Lee of Raise Partnership had agreed to visit all traders to refresh the information and help match traders' requirements with what was available.

In response to feedback from the consultation event there had been tweaks made to the proposals. Concern had been raised over the closed-in nature of the plans, so a simple, transformational design change had been made which replaced the wall that separated the food hall from the market with glazing. This would allow the market stalls to be seen from the food hall.

There was however, questions over the viability of the food hall and its position in the redevelopment. It was felt that if its location was pushed back, there would be more event space at the front of the build.

Appropriate options for the tenure of the residential units to the first floor of the Market Hall were to be considered. These included the potential for social housing through a social partner.

It was noted that the funding was required to be spent by 31st March, 2025. The plans, as amended, were ready to be submitted as a planning application and, if granted, work was expected to start late 2023/early 2024 and run for approximately 12 months.

AGREED

That the Executive be recommended to –

- (1) approve the submission of a revised planning application for the remodelling and refurbishment of Colne Market Hall, with the addition of new residential units to the first floor; use of a glazed wall between Market Hall/front area, and amended layout;
- (2) request an assessment of the viability of the plans for the front of the build, in the vicinity of the proposed food hall;
- (3) ask Raise Partnership to look at the resources available in the temporary accommodation and consult with the market traders to identify a suitable date for relocation (avoiding Christmas trading period), map their needs and match their requirements with what was available, and that an outline project programme (including a timeline for trader relocation) be completed by 19th July;
- (4) ask that an assessment be undertaken of the tenure/management options for the first floor residential units;

- (5) ask that a proposal for Pendle Borough Council funding to support trader relocation be prepared and presented to the Executive for consideration.

CHAIR _____