

## Minutes of BBEST Steering Group meeting, 27th March 2017

	Action
<p><b>Present - members</b>  Pete Marsh (Chair)  Anne Daw  Emily Pieters  Ruth Günay</p> <p><b>Present - other</b>  Louise Watt (Civic Trust)  Rob Thompson (Urban design consultant)</p> <p><b>Apologies</b>  Anna Mullaney, Chris Topliss, Kieran Harpham, Laure Astill, Magid Mah</p>	
<p><b>Minutes of the previous meeting - 19th October 2016</b></p>	
<p>The minutes of the previous meeting were agreed.</p>	
<p><b>1 Update by BBEST Chair Pete Marsh</b></p>	
<p><b>Timetable</b>  Progress with BBEST's plan is to some extent dependent on the developing SCC plan. Consultation on the SCC plan is currently scheduled for June 2017 at the earliest, as Councillors wish to consider the housing white paper, making a tight deadline for BBEST's presentation to the October 31st Forum meeting.</p> <p>The draft Plan and the Design Guide will go to SCC for informal comment in April/May. Following receipt of comments there will be a BBEST/SCC workshop in September.</p> <p><b>National Neighbourhood Planning Developments</b>  Developments include welcome improvements such as increasing local authority help, availability of funding to review plans, inclusion of design issues.</p> <p><b>Oriel House</b>  The sixtieth anniversary of the Library in the current building will be celebrated in September with a number of local walks prepared and led by Lee Kenny.</p> <p>Architects are investigating options for developing the basement area including availability of space for pop-up offices.</p> <p>An HLF bid to develop the gardens has been submitted, with the decision due in May.</p>	

LW noted that the theme of this year's Heritage Open Days is 'Prejudice and Pride'. A bid for an artwork to commemorate Edward Carpenter is being prepared by the Central Library. The national organiser made a very successful visit to Sheffield.

**Design Guide**

EP reported that two consultants will draft text drawing together material for the listed buildings/development sites and the character areas. They will focus on a preparing a template for pilot sites which will be submitted to LP for informal review. The remainder will then be completed taking account of comments.

Pilot sites will focus on listed buildings: Tapton Mount, The Mount and Endcliffe Hall. (Noted that Pisgah House is for sale).

Pilot sites for character areas will be: Retail Centre, Area 4, Area 1.

PM to contact LP to query the extension of the Broomhill Retail area to cover all the shops.

**PM  
(done)**

**University Planning Applications - Sports Centre, Social Sciences building**

Concerns centred on the following:  
Lack of masterplan for the area  
Safety and comfort of pedestrians on Northumberland Road  
Loss of open space, trees and wildlife corridors.

**PM  
(done)**

PM agreed to comment on the applications on behalf of BBEST and copy to LW.

**Retail Centre - Ruth Günay**

Ruth, proprietor of Lokanta, noted the following points:  
Perceptions are important. National chains would see the student market as key, but for Lokanta and many businesses clientele is much wider  
The number of restaurants is increasing and the centre is becoming an evening destination.  
Rents and rates are more expensive on Fulwood Road, so independent businesses can be more successful in other parts of the centre.  
Ruth had analysed 100 businesses and found 36% retail units, 26 pub/restaurant/takeaway.  
The 9% vacancy rate is the national average, but in Broomhill vacancies are unevenly distributed.  
Businesses and customers can be analysed in a number of ways: time of day/time of year/age, business, employed, postcode.

**RG  
(done)  
KO to  
circulate**

Ruth will make her notes available for circulation.	<b>with minutes</b>
<p><b>Discussion</b> of the presentation included:  The centre is quite large and customers may see it as several locations. Parking is an issue everywhere, and the perception of impact may depend on the type of business. Available spaces are particularly fragmented in Broomhill. This issue has been raised with SCC, who are looking overall at patterns. However it is unlikely that anything will be changed in the near future.  Parking is subsidised in the city, but not public transport.</p> <p><b>What might be done?</b></p> <p>Postcode survey by businesses of customers.</p> <p>Discussion of possible event to interest retailers in working together. RG will look into this. Suggested contact Rachel Fletcher, Access to Finance officer.</p> <p>Social website workshop.</p> <p>Popup restaurant is there a space in Broomhill? The scout hut can accommodate about 50. ATD will find out who to contact.</p>	<b>ATD</b>
<b>Removal of To Let signs</b>	
UoS have now joined the SNUG landlord scheme, so it may be possible to pursue this through SNUG. PM will contact AM to consider Union of Student sponsorship of this initiative.	
<b>Any other business</b>	
ATD reported that residents of Sale Hill have objected to a new HMO and been told that it will go ahead. PM will contact LP to emphasise the undertaking that there will be no new HMOs in the BBEST area.	<b>PM (done)</b>
<p><b>BBEST internal meetings</b></p> <p>Next Planning Group is 8 May. A version of the policies should be available by 7th April so that members can read the new draft plan before this meeting.</p>	
<p><b>Dates of next meetings</b></p> <p>Steering Group meeting: Monday 5 June 2017</p> <p>BBEST Forum: 1st July 2017</p>	