

FARNBOROUGH TOWN CENTRE WORKING GROUP

15TH FEBRUARY 2017 AT 6PM AT COUNCIL OFFICES, FARNBOROUGH

NOTES OF MEETING

In Attendance: Cllr Liz Corps
Cllr Roland Dibbs
Cllr David Gladstone
Cllr Clive Grattan
Cllr Marina Munro
Cllr Les Taylor
Cllr Paul Taylor

Duncan Coombes – Princes Mead
Sam Worner – Blackwater Valley Retail Park

Ian Harrison
Keith Holland
John Trusler

1. **Blackwater Valley Retail Park**

- Company have 60 assets – half retail and BWVRP one of largest
- Installing bicycle parking in next couple of weeks
- Footpath was closed previously following an attack on a young lady – looking into reopening in future to allow pedestrians to come through from bus stop and students to access from Farnborough 6th Form – awaiting a report on what needs to be done – issues to consider include extra lighting, security patrols and cameras
- Looking and putting in parent/child parking – in general the car park can be difficult to get in and out of – have parking consultants looking at flows and layout and a number of ideas put forward – some will need planning permission and extra funding – looking at having 2 lanes into the car park one left and one straight on – widening of entrance and exits being considered – blocking off spaces outside Costa to be discussed - resurfacing of car park to be carried out – looking at making roads two way around the car park – will remove some of the signposts to ease confusion – looking introducing use of an ANPR camera to resolve long-stay parking by students/commuters
- Signs identifying where public toilets are available would be helpful
- No vacant units – retail trade strong on park
- Youths gathering after hours has been an issue – barrier to stop cars coming in after-hours is currently broken – are in process of getting fixed – looking to increase CCTV – use of security company to come in if large numbers gathering
- Hope to be in a position in next 3 months to take proposals forward and carry out work in the summer – some would be able to start sooner
- Drainage issues with grease blocking drains – are looking to find out source and will recharge cost
- Litter issues from McDonalds – could McDonalds be required to do some clearing? – will raise with McDonalds and 6th Form College – retail park have own litter pick and bin emptying twice a day

2. **Markets and Car Boot Sales**

- Tuesday market in general have been successful
- Sunday market started in June 2015 – was popular for a few weeks but due to tight operating times was not worth them setting up – December 2016 moved to Friday market – still not as popular at Tuesday but better than Sunday market – looking at what can be done differently to encourage visitors

- Craft market was successful so will consider if can introduce themes to the market offer throughout the year – craft market will start from March 2017 on 1st (Aldershot) and 3rd (Farnborough) Saturday of each month
- Car boot continues to be successful and has been reaching targets – looking to include Bank Holiday Mondays
- The Council are making more money overall than when the markets were operated by Town and Country Markets
- There is currently no toilet provision for car boot sale traders and customers – no obligation to provide toilets as don't provide food or drink - there are a number of associated costs to put in a permanent toilet facility in the car park – do not believe it to be financially viable to provide toilets – maybe just need to advertise where the traders/customers can go in the town to use facilities – most retailers limit toilet use to customers only

3. **Town Centre Update – Princes Mead and The Meads**

- Princes Mead – 43 retail units – 6 voids – one with agreed heads of terms - an incumbent tenants taking on extra space
- December – 50% of traders reported turnover and was 14% down overall – overall footfall in 2016 was 18.5% down – think new stores will cause issues with parking – Horizon coming in time for Xmas which will cause further parking issues
- Princes Mead have a number of car parking spaces so discussions taking place with Asda to agree a common operator
- Footfall increased when Smyth's toys opened and expect the same to happen when Decathlon opens
- Issue with highways infrastructure entering and exiting the road to B&Q and Asda – are some plans being developed for Farnborough infrastructure
- Would be useful to have advertising for The Meads and Princes Mead together or website links

4. **Civic Quarter and General Update on Farnborough Town Centre**

Civic Quarter

- HCA acquired police station and demolition started due to complete 10 March 2017
- AECOM commissioned by HCA to prepare a master plan for the entire site
- MoU between RBC, HCC, HCA and Wilky Group to agree to work together to make masterplan happen – majority owned by RBC
- Planning application for Police Station expected in late Spring 2017
- Options in SPD for potential uses for the site but further work required to assess demand
- Requirements of tenants in Elles Hall and provision of leisure facilities would be factored into the process to try to ensure continued service provision
- The skate park is being looked at to see if something can be retained on the site or it may potentially need to be relocated

General Update

- Sticky Sisters have taken one of the restaurants units – Prezzo already trading
- Planning permission granted to re-clad upper floors of properties and replace canopies – St Modwen have sold the properties and the company that has bought them is holding onto retail units but want to sell the flats – will check whether flats due to be sold together or individually (*Post meeting note: confirmed being marketed as one lot*)

- Initial proposals have been submitted for Block 3 of North Queensmead – discussions to be held regarding the amended scheme
- Firgrove Parade Phase 2 - due to replace shops and flats fronting Victoria Road
- Ham and Blackbird site – Council refused planning permission for 62 dwellings but allowed on appeal which expires on 21 April 2017
- Horizon Retail Park – Sofology, Harveys, Tapi, Wren Kitchens, Oak Furniture Land and Hobbycraft are the potential occupiers – will have its own car park with ANPR
- Thompson House – permission granted for conversion and extension to provide 145 apartments – site now sold and planning permission expires 21 March 2017
- Farnborough Business Park – permission for 4 office buildings totalling 30,000sqm – first phase complete occupied by Time Inc and Fluor – believe second building occupier found
- Invincible Road – unit adjoining Wickes to be occupied by Dunelm Mill
- Meudon House – pre application enquiry for redevelopment for residential scheme of about 200 houses and apartments – run out of SANGS so unable to move forward – Hart Council are currently developing one which Rushmoor is able to use – concern on where the doctor's facilities will come from for the new tenants as there are insufficient available
- Farnborough International Hall 1 construction underway due to complete by June 2018

5. **Date of Next Meeting**

- Meeting to be arranged for end May/Early June 2017