

The Vale of Glamorgan Council

Cabinet Meeting: 23 October, 2017

Report of the Cabinet Member for Regeneration and Planning

Cowbridge Livestock Market Regeneration Project

Purpose of the Report

1. This report sets out a new vision for regenerating the Livestock Market area in Cowbridge town centre, which envisages the Livestock Market relocating to the edge of Cowbridge, the marketing and disposal of the main site for redevelopment, the provision of improved public car parking, an opportunity for the Vale Market Community Enterprise (VMCE) to deliver their proposed Exchange building, and an opportunity for Cowbridge Charter Trust to facilitate further restoration of the historic Town Wall.

Recommendations

1. That authority is granted to the Head of Regeneration and Planning to facilitate (in consultation with the Leader, Deputy Leader, Cabinet Member for Regeneration and Planning, Managing Director and Head of Finance) the new vision set out in this report, for the comprehensive mixed use regeneration of land at Cowbridge Livestock Market (Areas X and Y of [Appendix A](#)).
2. That authority is granted to the Head of Regeneration and Planning (in consultation with the Leader, Deputy Leader, Cabinet Member for Regeneration and Planning, Managing Director and Head of Finance) to market and dispose Area X ([Appendix A](#)) for redevelopment, subject to statutory consents, for a new land use or uses and for part of the site to include some public car parking, in liaison with property and planning advisors.
3. That authority is granted to the Head of Regeneration and Planning (in consultation with the Leader, Deputy Leader, Cabinet Member for Regeneration and Planning, Managing Director and Head of Finance) to facilitate the delivery of public car parking within the area indicatively shown coloured yellow (and for the avoidance of doubt including the area coloured yellow and hatched green) subject to funding raised from the disposal of land at Area X ([Appendix A](#)) and statutory consents.
4. That authority is granted to the Head of Regeneration and Planning (in consultation with the Leader, Deputy Leader, Cabinet Member for Regeneration and Planning, Managing Director and Head of Finance) to dispose of the land indicatively shown coloured green within part of Area Y ([Appendix B](#)) by way of a lease to the Vale Market Community Enterprise (VMCE) for a Market Hall facility (The Exchange),

subject to the VMCE submitting a viable Business Case, securing funding and statutory consents.

5. That authority is granted to the Head of Regeneration and Planning (in consultation with the Leader, Deputy Leader, Cabinet Member for Regeneration and Planning, Managing Director and Head of Finance) to agree a temporary Licence (and the boundary of the Licence area) with the Cowbridge Charter Trust to implement works to demolish the non - operational cattle pens indicatively shown coloured yellow and hatched green within Area Y ([Appendix B](#)) to facilitate restoration works at the Town Wall subject to agreeing a Methodology, funding and statutory consents.
6. That authority is granted to the Head of Regeneration and Planning (in consultation with the Leader, Deputy Leader, Cabinet Member for Regeneration and Planning, Managing Director and Head of Finance) to appoint consultant property surveyors to assist with the marketing of Area X ([Appendix A](#)) and the lease proposed for the VMCE's Exchange shown coloured green within part of Area Y([Appendix B](#)) along with any other consultancy support required and to appoint other consultants as may be necessary to achieve project delivery.
7. That authority is granted to the Head of Regeneration and Planning (in consultation with the Leader, Deputy Leader, Cabinet Member for Regeneration and Planning, Managing Director and Head of Finance) to grant a Licence and agree the boundary of the Licence area to enable Glamorgan Marts to continue to operate the Livestock Market until the end of March 2018 and for the term to be extended at the discretion of the said officers and members.
8. That authority is granted to the Head of Legal Services to prepare, execute and complete all legal documentation required to facilitate the project.
9. That a project budget is made available during 2017/18 of £15,000, 2018/19 of £35,000 and 2019/20 of £10,000, to be funded in the short term from the Miscellaneous Properties budget which will be reimbursed up to a maximum of 4% of any future capital receipt once received and the capital programme will then be amended accordingly.

Reasons for the Recommendations

1. To obtain authority from Cabinet for a new vision set out in the report to be pursued for the regeneration of Areas X and Y.
2. To obtain authority to market and dispose for redevelopment Area X.
3. To obtain authority to facilitate a public car park within part of Area Y.
4. To obtain authority to lease land to the VMCE for a Market Hall facility (The Exchange) within part of Area Y.
5. To obtain authority for a temporary Licence and to agree the Licence area with the Charter Trust to facilitate the demolition of the non-operational cattle pens and Town Wall restoration works within part of Area Y.
6. To obtain authority to appoint consultant property surveyors and other consultants as may be required to achieve project delivery.
7. To obtain authority to grant a temporary Licence for Glamorgan Marts and to extend the Licence period and agree the Licence area.
8. To obtain authority for the Head of Legal Services to prepare, execute and complete all legal documentation required for project delivery.

9. To allocate a project budget.

Background

2. The Vale of Glamorgan Council owns the freehold interest of approximately 2.92 acres of land located at the vicinity of Cowbridge Livestock Market identified as Areas X (measuring approximately 2.15 acres) and Y (measuring approximately 0.77 acres) in [Appendix A](#). The land is located within the town centre and Cowbridge Conservation Area and is bisected by The Butts, a public highway leading to Southgate, with Area Y lying adjacent the historic Town Wall.
3. The Council had been supportive in principle since 2013 of a mixed use plan put forward in 2012 by a community group called the Vale Market Action Group's (VMAG) to achieve the regeneration of land at Cowbridge Livestock Market. The VMAG comprises representatives of Cowbridge Chamber of Trade, Cowbridge Town Council, Glamorgan Marts (the Market Operator), the Vale Marketing Group, Cowbridge Charter Trust, Capital Region Tourism, local businesses and representatives of Vale farming interests.
4. The VMAG and its volunteers from the local community have over the past five years worked, in liaison with the Council to facilitate a master plan in the spirit of the VMAG's vision but unfortunately this has not been achieved. Following the local elections in May 2017 a new Project Board has been established comprising the Leader, Deputy Leader, Cabinet Member for Regeneration and Planning, Managing Director, Head of Regeneration and Planning and the Head of Finance. The new Board has concluded that a fresh approach is required by the Council to achieve the delivery of the comprehensive regeneration of Areas X and Y, subject to statutory consents, as outlined below.

Relevant Issues and Options

NEW REGENERATION VISION

5. The Project Board recommends the following new vision aimed at achieving the comprehensive mixed use regeneration subject to statutory consents and funding of the Council owned land at Cowbridge Livestock Market Area (Areas X and Y) as follows:
 - REDEVELOPMENT OF MAIN SITE (AREA X) - It is proposed that from early-mid 2018 (or other appropriate timescale) the Council markets as a development opportunity the main site (Area X) to the west of the Butts for an appropriate new development including the provision of some public car parking. The proposed land use or uses for which the site will be marketed will be determined following discussions with property and planning advisors. The Council will require developers/investors to facilitate a well-designed new development that is sensitive to the Conservation Area status of the location. The redevelopment of the site will bring forward investment and act as a vital catalyst for the comprehensive regeneration of the locality including the provision of additional public car parking in Area X.
 - LIVESTOCK MARKET TO VACATE TOWN CENTRE LOCATION - The existing livestock market operation will be required (subject to agreeing a temporary Licence) to vacate its current town centre location within a timescale to be determined by the Council, which is estimated broadly to be a period up to approximately 2 - 3 years. In the meantime the Council will work with Glamorgan Marts to investigate opportunities

for the livestock market operator to relocate to a more appropriate and flexible out of town location;

- THE EXCHANGE - The Vale Market Community Enterprise (VMCE) will be offered the opportunity to lease an area of land shown on [Appendix B](#) indicatively coloured green within part of Area Y to facilitate their Market Hall concept (The Exchange) subject to a viable Business Case, securing funding and statutory consents;
 - PUBLIC CAR PARKING - In addition to some proposed public car parking as part of a redevelopment of Area X, the Council will also facilitate a formal public car park within Area Y, the area indicatively coloured yellow and hatched green alongside the Town Wall within [Appendix B](#), subject to funding from the disposal of Area X and statutory consents. It is anticipated the public car parking will be managed and operated by the Council; and
 - TOWN WALL RESTORATION - The opportunity will be created for the Cowbridge Charter Trust to pursue its ambition to demolish the non-operational cattle pens indicatively identified coloured yellow and hatched green within Area Y and undertake restoration works at the Town Wall subject to a Licence, Methodology, funding and statutory consents.
6. The Cowbridge Livestock Market Regeneration Project will be overseen by the new Project Board, as referenced in paragraph 4. The intention is to appoint consultant property surveyors to assist with the marketing and disposal of the main site (Area X) and assist with lease negotiations associated with the proposed lease of land for the Exchange. Additional consultants and consultancy support may also be required to achieve project delivery.

Resource Implications (Financial and Employment)

7. A budget of £60,000 is estimated to be required to facilitate (a) marketing and disposing Area X, (b) facilitating a lease for the VMCE's Market Hall (The Exchange), (c) undertaking surveys/feasibility, (d) facilitating a licence for the Cowbridge Charter Trust, (e) updated master planning and (f) officer's technical salaries. This budget is anticipated to be utilised as follows: £15,000 during 2017/18, £35,000 during 2018/19 and £10,000 during 2019/20. Capital regulations allow for up to 4% of any capital receipt to be used to fund the disposal and marketing costs of an asset. It is therefore proposed that in order to set up a project budget of £60,000, in the short term, the costs will be funded from the Miscellaneous Properties budget held within revenue, which will then be reimbursed by up to a maximum of 4% of any future capital receipt once received. The capital programme will then be amended for the appropriate sum.
8. The cost of facilitating the proposed public car park in part of Area Y is very broadly estimated to be £400,000 (including surveys, feasibility, construction costs and technical salaries/professional fees, and statutory consents). The funding for this car park will be sourced from the capital receipts generated by the future disposal of Area X. The car park at Area Y is anticipated to be implemented subject to statutory consents following the completion of the sale of the said land.
9. The public car park within part of Area X will be facilitated as part of the land transaction and redevelopment of Area X, subject to statutory consents. Therefore the scale, form and cost of the public car park in part of Area X are yet to be determined as they will be clarified during the process of marketing and disposing the site, subject to consultation with the Project Board.

10. It is anticipated currently that the Council will be responsible for facilitating the management and operation of the public car parking proposed within part of Areas X and Y. If this is the case the revenue cost of managing the car parking would be funded by the Department of Environment and Housing Services.

Sustainability and Climate Change Implication

11. It is anticipated this is a matter that would be addressed at a detailed design stage. However, mixed use developments are often recognised as sustainable approaches to development.

Legal Implications (to Include Human Rights Implications)

12. The land associated with this regeneration project is within the freehold ownership of the Vale of Glamorgan Council.
13. The Council has a statutory and fiduciary duty to obtain best consideration for land and property disposals pursuant to S123 of the Local Government Act 1972.

Crime and Disorder Implications

14. The mixed use redevelopment of the land, if viable, would provide the opportunity to address any issues of crime and disorder through appropriate scheme designs.

Equal Opportunities Implications (to include Welsh Language issues)

15. The project would be delivered in accordance with the Council's equal opportunities policies and ethos.

Corporate/Service Objectives

16. The delivery of the project would have the potential to assist with the regeneration of Cowbridge Town Centre.

Policy Framework and Budget

17. This is a matter for an Executive decision by Cabinet.

Consultation (including Ward Member Consultation)

18. The land is located within the Cowbridge ward and the Local Ward members have been consulted and their comments will be reported to Cabinet.

Relevant Scrutiny Committee

19. Corporate Performance and Resources.

Background Papers

None.

Contact Officer

Mark White - Major Projects Manager.

Officers Consulted

Head of Regeneration and Planning

Director of Environment and Housing Services
Operational Manager Highways and Engineering
Operational Manager, Regeneration
Operational Manager, Planning and Building Control
Operational Manager, Property Section
Principal Lawyer, Property and Contract Team, Legal Services
Team Leader, Economic Development
Principal Accountant

Responsible Officer:

Rob Thomas, Managing Director