

## **CITY AND COUNTY OF SWANSEA**

### **MINUTES OF THE DEVELOPMENT CABINET ADVISORY COMMITTEE**

**HELD AT COMMITTEE ROOM 5, GUILDHALL, SWANSEA ON  
WEDNESDAY, 18 JANUARY 2017 AT 3.00 PM**

**PRESENT:** Councillor P Downing (Chair) Presided

**Councillor(s)**

C Anderson  
P M Matthews

**Councillor(s)**

C R Doyle  
P B Smith

**Councillor(s)**

P Lloyd  
T M White

**Officer(s)**

Martin Bignell  
Allison Lowe  
Lisa Wells

Tree Services Unit Manager  
Democratic Services Officer  
City Centre Manager

**Apologies for Absence**

Councillor(s): C Thomas

54 **DISCLOSURES OF PERSONAL AND PREJUDICIAL INTERESTS.**

In accordance with the Code of Conduct adopted by the City & County of Swansea, no interests were declared.

55 **MINUTES.**

**RESOLVED** that the minutes of the Development Cabinet Advisory Committee held on 21 December 2016 be approved and signed as a correct record.

56 **SWANSEA MARKET. (VERBAL)**

The City Centre Manager provided a verbal update in relation to Swansea Market.

As requested, she provided the statistics in relation to footfall data across the UK. The data had been produced via 2 data sources:

- The UK Market Index;
- Missions for Market Survey.

In relation to the UK Market Index statistics, for the period January – November 2016 markets across the country were reporting a 3.5% decline in footfall. Swansea Market footfall was in line with this National average.

However, in relation to monthly statistics, which showed a continued downward trend, Swansea Market was reporting 2% above the National average.

In relation to the Missions for Market survey, of the 310 participants 43% were reporting a downturn in footfall. This was in line with Swansea Market statistics.

In terms of income, 45% were showing a surplus (income). Again, this was in line with Swansea Market statistics.

The national average in relation to rate of occupancy was 77%, however Swansea Market was tracking at 97%, an extremely positive figure.

Even though it appeared that Nationally there was a decline in footfall in markets, it appeared that Swansea was not suffering as badly. Nevertheless consideration be given in how to deal with this information in a positive way.

The Chair asked what could be done to improve footfall in Swansea Market.

The City Centre Manager then circulated copies of Draft Swansea Market Master Plan. The report was the outcome of a study tasked with defining a masterplan for Swansea Market and was intended to inform future decision making about the market, but also to act as context for other development projects that were planned to take place within the immediate context of the building.

She highlighted the issues that were constraining Swansea Market and outlined that the masterplan should take account of the City Centre Strategic Framework.

There were 3 main categories outlined in the design development, however the suggestion of reopening Orange Street had been discounted at this stage.

Members asked various questions which the officer responded to accordingly.

She concluded by stating that the next steps, should the scheme proceed, would be to progress the outline concept design and more detailed costs appraisal, identify internal and external funding sources and interrogate the phasing – does it work for us? Consultation would need to be undertaken and a Communication Plan developed.

The Chair thanked the officer for her in-depth update.

**RESOLVED** that:

- 1) The update be noted;
- 2) The Chair liaise with the relevant Cabinet Member regarding the budget situation and way forward.

57 **TREE POLICY.**

The Tree Services Unit Manager presented the first full Draft of the Tree Policy.

He outlined that the document still required further formatting and there were several sections that would require amendment following discussions with certain departments.

There was still some confusion regarding responsibility in relation to trees on Council housing land and whether there was any information contained within tenants' agreements in relation to their responsibility.

The Chair made some additional suggestions to help strengthen the Policy.

**RESOLVED** that:

- 1) The updated Tree Policy be noted;
- 2) The amendments to the Policy be made and presented to the next meeting.

58 **WORKPLAN.**

The Chair presented the amended Work Plan for 2016-2017.

**RESOLVED** that:

- 1) The work plan be noted;
- 2) A site visit within the next month be arranged for Members of the Development Cabinet Advisory Committee to visit the Re-Use Shop.

The meeting ended at 4.00 pm

**CHAIR**