

**BRACKNELL TOWN CENTRE  
REGENERATION COMMITTEE  
10 FEBRUARY 2014  
5.30 - 6.10 PM**



**Present:**

Councillors Brunel-Walker (Chairman), Dr Barnard (Vice-Chairman), Bettison, McCracken and Turrell

**Apologies for absence were received from:**

Councillor Mrs Temperton

**20. Declarations of Interest**

There were no declarations of personal or disclosable pecuniary interests in relation to items on the agenda.

**21. Minutes**

**RESOLVED** that the minutes of the meeting of the Committee held on 6 January 2014 be approved and signed by the Chairman as a correct record.

**22. Urgent Items of Business**

There were no urgent items of business.

**23. The Future of Bracknell Market and Winchester House following the Public Consultation**

The Assistant Chief Executive presented a report on the future of Bracknell Market and Winchester House.

A public consultation process was carried out by an independent market research organisation and it outlined three realistic options on the future of the market and Winchester House. The options were as follows:

- **Option 1:** Keep Bracknell Market and Winchester House as they currently stand and do not redevelop the site.
- **Option 2:** Move Bracknell Market to an outside location and redevelop Winchester House.
- **Option 3:** Close Bracknell Market and redevelop Winchester House.

The consultation was carried out from 18 November 2014 to 13 January 2014 and 1050 responses were received. Of these response 72% were in support of Option 2.

It was noted that Berkshire Meats also supported Option 2 as their preferred option for the market. Also following the consultation two further responses were received,

one from a member of the public who requested a purpose built indoor market. The other from Bracknell Town Council whom supported the redevelopment of Winchester House and commented on the value of having a market in the town centre.

On 22 January a petition was submitted to Council and considered by the Committee, requesting that the questions be changed to reflect the need for an indoor market. This option has been investigated but it would not be a realistic economically viable solution due to the regeneration changes that the town centre is currently undergoing. It is important to note that the future of Winchester House is wholly related to that of the market and it is impossible for it to be developed without the relocation of the market.

It was noted that, if required, the Council would be working with the current indoor market traders during the transition from the indoor to an outdoor location. They would be offered the opportunity to take a space in the new temporary outdoor market and in the eventual permanent location. Also the permanent outdoor market solution would explore ways to provide necessary storage.

The Committee were also informed that agreement with the current market management company, Grenchurch, would be amended to enable the management of a new outdoor market.

**RESOLVED** that

- 1 Option 2 outlined in the associated report be endorsed, and that Bracknell Market be relocated to an outdoor location and that Winchester House be redeveloped.
- 2 Authority be delegated to the Chief Executive to vary the management agreement with Grenchurch to facilitate an outdoor market.
- 3 The Council secures vacant possession of the market on a date to be determined by the Chief Executive in consultation with the Executive member for Regeneration and Economic Development.

# Minute Annex

## Bracknell Forest Council Record of Decision

<b>Work Programme Reference</b>	<b>I045100</b>
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1. **TITLE:** The Future of Bracknell Market and Winchester House following the Public Consultation

2. **SERVICE AREA:** Chief Executive's Office

3. **PURPOSE OF DECISION**

To consider the future of Bracknell Market and Winchester House in the light of the public consultation.

4. **IS KEY DECISION** Yes

5. **DECISION MADE BY:** Bracknell Town Centre Regeneration Committee

6. **DECISION:**

1 That Option 2, outlined in the associated report be endorsed, and that Bracknell Market be relocated to an outdoor location and that Winchester House be redeveloped.

2 That authority be delegated to the Chief Executive to vary the management agreement with Grenchurch to facilitate an outdoor market.

3 That the Council secures vacant possession of the market on a date to be determined by the Chief Executive in consultation with the Executive member for Regeneration and Economic Development.

7. **REASON FOR DECISION**

To progress the Council's key priority of a Town Centre Fit for the 21st Century

To bring forward the comprehensive regeneration of Bracknell Town Centre as soon as possible in the current economic climate.

8. **ALTERNATIVE OPTIONS CONSIDERED**

The options for the future of the Market and Winchester House were the basis for public consultation and are contained in the body of this report.

9. **PRINCIPAL GROUPS CONSULTED:** Market Users  
Public  
Staff  
Businesses  
Members  
Developers

10. **DOCUMENT CONSIDERED:** Report of the Assistant Chief Executive

11. **DECLARED CONFLICTS OF INTEREST:** None.

<b>Date Decision Made</b>	<b>Final Day of Call-in Period</b>
Monday, 10 February 2014	Tuesday, 18 February 2014