



Officer Decision Record

1. Subject and details of the matter (to include reasons for the decision)

To record the decision undertaken by The Leader and the Portfolio Holder for Economic Growth, Housing and Tourism on 23rd February 2021 to submit a planning application for the Kasbah Creative Workspace as part of the Cultural Development Fund programme, in accordance Cabinet decision DN.7 dated 5th June 2019.

2. Is it a Key Decision as defined in the Constitution?

No this is not a key decision.

The decision is in accordance with the delegations established in relation to the CDF programme through the Cabinet approval of 5 June 2019 (Cabinet Decision Notice DN7). As a result of changes to the scheme of delegation, the responsibility of decision making for the Cultural Development Fund with effect from 1 January 2021 is the Executive Director - Environment, Economy and Resources as constitutionally permitted.

3. Details of Decision

For the Assistant Director of Regeneration to submit a planning application for conversion of six buildings on the Kasbah, Port of Grimsby, to form a managed workspace for the creative industries sector in North East Lincolnshire.

Donald Insall Associates were commissioned by North East Lincolnshire Council to develop the preferred design from the options appraisal for Building's 4, 8, 9, 10, 11 and 16 within the Kasbah Conservation Area, to be converted into work space for Creative Industries.

Following a detailed condition survey which demonstrated higher than anticipated repair costs from initial estimates in 2018, the programme management team and stakeholders agreed to design all 6 buildings but construct them over two phases. The first phase, as part of the Grimsby Creates programme, will consist of buildings 8, 9 and 10 and has a budget of £1.6m (construction cost). The second phase will consist of developing buildings 4, 11, 16 and the external space.

The design approach has been developed alongside the Conservation Management Plan policies. In summary, the approach has been to retain significant parts of the existing buildings, remove visually and environmentally harmful elements while reinstating the historic design where practical and providing a robust and characterful internal appearance.

The character of the conservation area buildings is intended to be retained by keeping larger robust spaces on the ground floor and smaller office style spaces at first floor level.

The internal finishes are proposed to be robust and flexible - a particular design consideration has been following the advice of artist studio providers, which is to keep the building as flexible as possible to enable its inevitable adaption in a way which is as easy and as economical as possible.

Intervention and change has been kept to a minimum so that cost and character can be retained as much as possible.

The RIBA Stage 3 designs within Appendix 1 were considered by the Leader of the Council and the Portfolio Holder for Economic Growth, Housing and Tourism at a CDF Programme Management meeting held on 23rd February 2021 where they were supported.

4. Is it an Urgent Decision? If yes, specify the reasons for urgency Urgent decisions will require sign off by the relevant scrutiny chair(s) as not subject to call in.

No

5. Anticipated outcome(s)

Submission of a planning application, which if approved will enable the delivery of one of four distinct CDF programme workstreams leading to economic growth for the creative industries.

6. Details of any alternative options considered and rejected by the officer when making the decision

N/A

7. Background documents considered

The Cultural Development Fund (CDF) programme was approved by Cabinet on 5 June 2019.

<https://www.nelincs.gov.uk/wp-content/uploads/2018/05/Cabinet-Minutes-5th-June-2019-1.pdf>

The revised CDF programme was approved by an Officer Decision Notice on 12 June 2020 under delegated authority by the Director of Economy and Growth and Portfolio Holder for Tourism, Heritage and Culture.

<http://www.nelincs.co.uk/wp-content/uploads/2020/07/Officer-Decision-Records-2020-Part-1-Reduced.pdf> (Page 32).

RIBA Stage 3 designs are shown in Appendix 1.

8. Does the taking of the decision include consideration of Exempt information? If yes, specify the relevant paragraph of Schedule 12A and the reasons

No

9. Details of any conflict of interest declared by any Cabinet Member who was consulted by the officer which relates to the decision (in respect of any declared conflict of interest, please provide a note of dispensation granted by the Council's Chief Executive)

N/A

10. Monitoring Officer Comments (Monitoring Officer or Deputy Monitoring Officer)

The CDF programme has been, and will continue to be, supported by Legal Services colleagues. The activities listed in this decision record allow for the continuation of the scheme and are consistent with the Cabinet decision of 5th June 2019 and approved delegations.

11. Section 151 Officer Comments (Deputy S151 Officer or nominee)

Expenditure related to the planning permission and construction costs will be met from the CDF capital grant funding with a contribution from the PSiCA grant scheme.

12. Human Resource Comments (Head of People and Culture or nominee)

There are no direct HR implications.

13. Risk Assessment (in accordance with the Report Writing Guide)

The Workspace project team includes the Local Planning Authority's Heritage Officer, who has been consulted on the proposals throughout their development and has advised that 'developments to reoccupy and restore the buildings is positive' particularly where 'the repairs mostly seek to reinstate and restore original features'. Pre-application planning advice has been sought which concluded that 'it seems likely that the application would be supported' and 'works to regenerate an area which is on the 'at risk' register would be welcomed'. However, should planning approval not be achieved, or should the planning authority require significant amendments to the proposals, the project may be delayed, impacting on the overall delivery of the CDF programme and the reputation of the Council with Arts Council England. Statutory consultees such as Historic England and the landowner ABP have also been consulted on the proposals in advance and their feedback included as appropriate.

Other risks identified include:

- The site is located on land owned by Associated British Ports, approval will be required from ABP as landowner, who will be consulted through the planning process

- Project obstruction – works to nearby buildings, including the demolition of a building to the rear of the workspace, may result in damage to the buildings and a subsequent required amendment to the plans

- Disruption to Kasbah businesses / ABP caused by on-site works: stakeholder consultation has been undertaken (and will continue) and a communications plan has been developed to mitigate this risk.

14. Decision Maker(s):

Name: Sharon Wroot

Title: Executive Director for
Environment, Economy and
Resources

Signed: REDACTED

Dated: 18.06.21

**15. Consultation carried out with
Leader of the Council:**

Name: Cllr. Callum Procter

Title: Portfolio Holder Economic
Growth, Housing and Tourism

Signed: REDACTED

Dated: 21.06.21

**16. If the decision is urgent then
consultation should be carried out
with the relevant Scrutiny
Chair/Mayor/Deputy Mayor**

Name: N/A

Title: N/A

Signed: N/A

Dated: N/A