

**TAWD VALLEY DEVELOPMENTS  
SHAREHOLDERS COMMITTEE**

**HELD: Wednesday, 25 January 2023**

Start: 7.00 p.m.

Finish: 9.10 p.m.

**PRESENT:**

Councillor: D Westley (Chairman)

Councillors: R Molloy D Whittington  
A Yates

In attendance: Councillor J Howard (North Meols Ward)  
Councillor A Owens (Derby Ward)  
Mark Kitts, Chief Executive TVDL  
Danielle Ashworth, TVDL

Officers: Chris Twomey, Corporate Director Transformation, Housing and  
Resources  
James Pierce. Head of Finance, Procurement and Commercial  
Services  
Kay Lovelady, Legal and Democratic Services Manager  
Marc Taylor. Investments Project Advisor  
Jill Ryan, Principal Democratic Services Officer

31 **APOLOGIES**

Apologies for absence were received on behalf of Councillor I Davis.

32 **MEMBERSHIP OF THE COMMITTEE**

In accordance with Council Procedure Rule 4, the Committee noted the termination of Councillor N Pryce Roberts and the appointment of Councillor R Molloy for this meeting only, thereby giving effect to the wishes of the Political Groups.

33 **URGENT BUSINESS**

There were no urgent items of business received.

34 **DECLARATIONS OF INTEREST**

Councillor D Westley declared a non-pecuniary interest in respect of agenda item 8, Presentation of TVDL Pipeline Development Opportunities and agenda item 9, Schemes for consideration of Future Viability, Fleetwood Farm and Mary Vale as Lancashire County Council were part land owners and Councillor Westley was a Member of Lancashire County Council.

**35 MINUTES OF THE PREVIOUS MEETING**

RESOLVED: That the minutes of the meeting held on the 27 October 2022 be received as a correct record.

**36 WORK PROGRAMME / DATES OF FUTURE MEETINGS**

Consideration was given to the Committee's Work Programme as set out on page 377 of the Book of Reports.

RESOLVED: That a meeting of the Tawd Valley Shareholders Committee be held on Wednesday 15 February 2023 at 7.00 p.m.

**37 EXCLUSION OF PRESS AND PUBLIC**

RESOLVED: That under Section 100A(4) of the Local Government Act 1972, the public be excluded from the meeting during consideration of the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in paragraph(s) 3 of Part 1 of Schedule 12A of that Act and as, in all the circumstances of the case, the public interest in maintaining the exemption under Schedule 12A outweighs the public interest in disclosing the information.

**38 PRESENTATION OF TVDL PIPELINE DEVELOPMENT OPPORTUNITIES**

The Committee received a presentation from Mark Kitts, Chief Executive of Tawd Valley Developments Limited.

The purpose of the presentation was to demonstrate to the Committee a viable pipeline of future development opportunities and seek early feedback in respect of the proposed schemes to assist the Council and the TVDL Board in assessing which schemes to explore further.

The Committee was advised the governance arrangements between the Council & TVDL already allow TVDL Board to approve expenditure up to a specific limit which allows further exploration of pipeline schemes to be undertaken.

The Committee was also advised that further reports will be presented to the Committee on an individual scheme basis for comment following which approval will be sought at full Council where appropriate.

The presentation was contained on pages 379 to 402 of the Book of Reports.

Comments and questions were raised in respect of the eight proposed sites and consideration was given to the following:

- The proposed development timetables and possibility to proceed via phased

development where appropriate;

- The number, type and size of proposed commercial units referenced on slides 6 & 7;
- Financial appraisals for each scheme;
- Potential for contamination issues on the sites;
- The site referenced in slide 14 &15 - the Committee wished leisure issues to be investigated as part of the options appraisal process as the site may provide opportunities for a mix of leisure & housing.

RESOLVED: (A) That the Managing Director, Mark Kitts from Tawd Valley Developments Limited be thanked for his informative presentation.

(B) That subject to the issues raised in the meeting, the Committee had no in principle objection to the identified sites being developed subject to further detailed reports being brought back to the Committee following which agreed comments would be referred to Council for consideration as to whether approval be given to proceed with each development.

39 **SCHEMES FOR CONSIDERATION OF FUTURE VIABILITY; FLEETWOOD FARM/ MARY VALE**

The Committee decided that this item would not be discussed and was deferred to the next meeting of the TVDL Committee.

RESOLVED: That agenda item 9, relating to Schemes for Consideration of future viability; Fleetwood Farm and Mary Vale be deferred.

40 **DRAFT COUNCIL REPORT - TAWD VALLEY DEVELOPMENTS - DRAFT BUSINESS PLAN**

The Committee decided that this item would not be discussed and was deferred to the next meeting of the TVDL Committee.

RESOLVED: That agenda item 10, the draft Council Report – Tawd Valley Developments Business Plan be deferred.

41 **UPDATE OF PROGRESS ON LOCAL PARTNERSHIP RECOMMENDATIONS**

(Note: The Legal & Democratic Services Manager (Monitoring Officer) confirmed that Item 11 had been put in Part 2 in error and could now be considered in Part 1 as unlike previous reports on this topic there was no commercially sensitive information

**TAWD VALLEY DEVELOPMENTS  
SHAREHOLDERS COMMITTEE**

**HELD: Wednesday, 25 January 2023**

contained within the report or appendix and as such it was no longer in the public interest that it be considered in private. Clarification was provided that although the report and appendix in the Agenda could now be considered in the public forum the Report from Local Partnerships that accompanied previous reports was still considered to be private and confidential and the contents of which should not be disclosed publicly).

Consideration was given to the report of the Corporate Director of Transformation, Housing and Resources as contained on pages 413 to 421 of the Book of Reports.

The purpose of the report was to provide an update on the progress that had been made on implementing the recommendations from the Local Partnership review of TVDL.

RESOLVED: That the update on progress be noted.

.....  
**Chairman**