

Minutes of the Property Sub-Committee Meeting held on 6 February 2019

Present:

Mark Deaville

Alan White (Vice-Chairman)

Philip White

Mark Winnington

Also in attendance: Ron Clarke, Ann Edgeller, Gill Heath and Mike Sutherland

Apologies: Philip Atkins, OBE

PART ONE

115. Declarations of Interest

Attending in the capacity of Local Member for the item on the proposed sale of Nos 1 and 2-3 St Paul's Square, Burton, Mr Clarke declared his membership of East Staffs Borough Council's Planning Committee.

116. Minutes of the Meeting held on 2 January 2019

RESOLVED – That the minutes of the meeting held on 2 January 2019 be confirmed and signed by the Chairman.

117. Silkmore Academy, Stafford - Surrender of existing Lease and proposed new Lease

The Sub-Committee considered a report on the proposal to regularise the current land use arrangements at Silkmore Academy to accept the surrender by the Trustees of their existing Lease and to grant a new 125 year Lease. That Lease to be in accordance with the standard expected by the Department for Education but including a variation to accommodate the relocation of the Children's Centre within the site with that area retained by the County Council.

A summary was presented of the access arrangements and maintenance responsibilities of the Trust and County Council under the new Lease.

Mrs Edgeller was in attendance as the Local Member and expressed support for the proposal.

RESOLVED – That approval be given to the surrender of the existing Lease and the granting of a new 125 year Lease on the terms indicated in the report including provision for the relocation of the Children's Centre.

To avoid a delay in completing transactions, the Chairman agreed to the following item being dealt with as urgent.

118. Proposed Lease of Sites to Academies

Proposals were submitted to lease the sites of five Academies to their Trusts for a 125 year period at a peppercorn rental in line with the expectations of the Department for Education for those schools converting to academy status.

RESOLVED – That approval be given to the grant of 125 year leases, at a peppercorn rental for the sites of five academies detailed in the schedule to the report.

119. Exclusion of the Public

RESOLVED – That the public be excluded from the meeting for the following items of business which involves the likely disclosure of exempt information as defined in the paragraph of Part 1 of Schedule 12A of the Local Government Act 1972 indicated.

120. Park View Farm, New Road, Uttoxeter - Proposed Sale by Auction (exemption paragraph 3)

Approval was sought to the sale by auction of Park View Farm, Uttoxeter, a property which had been acquired and held by the County Council on behalf of Highways England for the A50 Growth Corridor Project and was now a surplus asset following incorporation of a section of its frontage into the scheme.

RESOLVED – That the Physical Regeneration Group Manage be authorised to dispose of the property at auction on the conditions indicated in the report.

121. Former Codsall Area Office, Histons Hill, Codsall - Proposed extension of longstop date (exemption paragraph 3)

The Sub-Committee considered a request for a further extension of the longstop date for the contract for the sale of the former Codsall Area Social Services Office and Day Centre at Histons Hill, Codsall.

RESOLVED – That to provide for completion of the planning permission for the site, approval be given to the further extension of the longstop date to 31 March 2019 subject to the conditions indicated in the report.

122. Nos 1 and 2-3 St Paul's Square, Burton - Proposed Sale (exemption paragraph 3)

The Sub-Committee considered offers received for nos 1 and 2-3 St Paul's Square, Burton which had been marketed as two separate sites having been declared surplus to requirements.

The Sub-Committee received representations from Mr Clarke, as the Local Member, on his preference for the properties to be developed for residential purposes.

RESOLVED – That nos 1 and 2-3 St Paul's Square, Burton be sold to JLL Property Investments Limited in accordance with their offer and on the terms indicated in the report.

To avoid delays in completing transactions, the Chairman agreed to the following items being dealt with as Urgent.

123. Unit QA Beacon Business Park (exemption paragraph 3)

The Sub-Committee considered proposals to surrender the existing Lease for Unit QA at Beacon Business Park and to enter into a new Head Lease for a reduced area. Details were given of the current occupancy of, and income generated by the area currently leased together with proposals to sub lease part of the new site.

RESOLVED – That approval be given to the surrender of the existing Lease and the entering into of a new Lease in accordance with the report; finalisation of arrangements for the new lease to be delegated to the Head of Change in consultation with the Head of Commercial and Property and the Director of Corporate Services.

124. Manifold Visitor's Centre and Cafe (Former Hulme End Highways Depot) - Proposed extension of Lease (exemption paragraph 3)

The Sub-Committee received a report on the varying duration of two leases for the site of the former Hulme End Highways Depot and proposals to provide corresponding leases to enable the enhancement of visitor facilities in the Manifold Valley.

RESOLVED – That approval be given to the surrender of existing Lease SF354198 by Staffordshire Moorland District Council and its replacement with a lease to be co-terminous with Lease SF526970 with a 31 March 2031 expiry date.

Chairman

