

Property Sub-Committee

Wednesday, 4 September 2019

12.00 pm

Oak Room, County Buildings, Stafford

NB. Members are requested to ensure that their Laptops/Tablets are fully charged before the meeting.

John Tradewell
Director of Corporate Services
27 August 2019

A G E N D A

PART ONE

1. **Apologies**
2. **Declarations of Interest**
3. **Minutes of the Meeting held on 7 August 2019** (Pages 1 - 6)
4. **Exclusion of the Public**

The Chairman to move:

'That the public be excluded from the meeting for the following item(s) 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 below'

PART TWO

5. **South Staffs Council Offices - Proposed Lease of Office Space (exemption paragraph 3)** (Pages 7 - 14)
6. **Belvedere Park Club, Burton on Trent - Proposed Grant of Lease (exemption paragraph 3)** (Pages 15 - 24)

Membership

Philip Atkins, OBE (Chair)	Philip White
Mark Deaville	Mark Winnington
Alan White (Vice-Chairman)	

Note for Members of the Press and Public

Filming of Meetings

The Open (public) section of this meeting may be filmed for live or later broadcasting or other use, and, if you are at the meeting, you may be filmed, and are deemed to have agreed to being filmed and to the use of the recording for broadcast and/or other purposes.

Recording by Press and Public

Recording (including by the use of social media) by the Press and Public is permitted from the public seating area provided it does not, in the opinion of the chairman, disrupt the meeting.

Minutes of the Property Sub-Committee Meeting held on 7 August 2019

Present: Philip Atkins, OBE (Chair)

Alan White (Vice-Chairman)

Also in attendance: Gill Heath and Mike Sutherland

Apologies: Mark Deaville, Philip White and Mark Winnington

PART ONE

165. Declarations of Interest

There were no declarations of interest on this occasion.

166. Minutes of the Meeting held on 1 July 2019

RESOLVED – That the minutes of the meeting held on 1 July 2019 be confirmed and signed by the Chairman.

167. Proposed Leases to Academies

Proposals were submitted to lease the sites of two 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, to the two Academies detailed in the schedule to the report.

168. Wilnecote Junior School (Academy) - Transfer of Freehold Title

The Sub-Committee considered proposals to transfer the freehold for the whole of the site of Wilnecote Junior School, Tamworth to the Tame Valley Co-operative Learning Trust following the school converting to Academy status and becoming a member of that Trust. The proposal was in line with Department for Education expectations in relation to the transfer of sites to Academies.

RESOLVED – That approval be given to the grant of a 125 year lease, at a peppercorn rental to Tame Valley Co-operative Learning Trust.

169. Blackshaw Moor CE (VC) First School, Leek - Proposed Transfer of Freehold Interest

Mrs Heath was in attendance as the Local member.

Proposals were submitted to transfer the freehold interest in the site of the Blackshaw Moor CE(VC) First School, Leek to the Lichfield Diocesan Board of Education in line

with statutory requirements and following expiration of previous Leasehold agreements for the site.

The separate transfer of the lease for the playingfields to the school to The Talentum Trust had previously been approved by the Sub - Committee (1/5/19).

RESOLVED – That subject to the Terms indicated in the report and in compliance with the accompanying plan, approval be given to the transfer of the freehold interest in the site of the school at Blackshaw Moor CE(VC) First School to the Lichfield Diocesan Board of Education

170. Forsbrook Primary School - Proposed transfer of freehold interest

The Sub-Committee considered proposals to transfer the freehold interest in the site of Forsbrook CE (C) Primary School, Blythe Bridge to the Lichfield Diocesan Board of Education following the transfer of the school to Foundation status.

RESOLVED – That approval be given to the transfer of the site of the school to the Diocesan Board in accordance with the Terms indicated in the report.

THE CHAIRMAN AGREED TO THE FOLLOWING ITEMS BEING DEALT WITH AS URGENT.

171. Church Eaton Endowed Primary School, Stafford - Transfer of site to Educational Foundation

Proposals were submitted to transfer the site of Church Eaton Endowed Primary School to The Church Eaton Grammar School Educational Foundation due to its conversion to Academy status. As part of the preparation for that transfer it was necessary to correct an error on the plan to a 1966 conveyance transferring the school playingfields to Staffordshire County Council. Discussions were ongoing on the exact details of the required amendment to the plan.

RESOLVED – That:

- a) approval be given to the grant of a 125 year lease of the site of Church Eaton Endowed Primary School at a peppercorn rental, and
- b) the Head of Commercial and Property, in consultation with the Cabinet member for Commercial, be authorised to agree the final details of the amendment to the 1966 conveyance for the school playingfields.

172. St Mary's C of E First School, Wheaton Aston, Stafford - Transfer of Freehold Interest

Proposals were submitted to lease the site of St Mary's C of E First School, Wheaton Aston to the Lichfield Diocesan Board for Education for a 125 year period at a peppercorn rental in line with Department for Education expectations for schools converting to Academy status. In addition, it was proposed to lease the playingfields to the school to the Diocesan Board whilst retaining them in County Council ownership.

RESOLVED – That

- a) approval be given to the grant of a 125 year lease, at a peppercorn rental of the site of St Mary's C of E First School Wheaton Aston to the Lichfield Diocesan Board for Education and
- b) the Head of Commercial and Property, in consultation with the Cabinet member for Commercial be authorised to agree the final terms for the lease of the playingfields to the Diocesan Board.

173. Exclusion of the Public

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

174. Balancing Ponds at Lymedale Business Park, Newcastle-under-Lyme - Proposed Licence (exemption paragraph 3)

The Sub-Committee considered proposals to renew the fishing licence granted to Chesterton Angling Club for the Balancing Ponds at Lymedale Business Park, Newcastle-under-Lyme for a further three year period. Reference was made to the successful management of the Ponds by the Club to date and to their use of grant aid to enhance the facility.

RESOLVED – That approval be given to the renewal of the Licence on the Terms indicated in the report.

175. Holding No. 60 Yarlet Estate, Yarlet, Stafford - Proposal to Let (exemption paragraph 3)

The Sub-Committee considered proposals to let Holding No. 60, Yarlet Estate, Stafford as a Progression Tenancy as a consequence of which a Starter Farm would be released for disposal in line with the County Farms Review included in the Medium Term Financial Strategy.

RESOLVED – That approval be given to the letting of Holding No. 60, Yarlet Estate to Mr D Howell on the terms indicated in the report

176. Holding No. 50 Plardiwick Estate, Gnosall - Proposed Sale (exemption paragraph 3)

Details were submitted of the terms for the proposed sale of Holding No. 50 Plardiwick Estate, Gnosall in accordance with the County Farms Review Programme included in the Medium Term Financial Strategy.

RESOLVED – That approval be given to the sale of Holding No. 50 Plardiwick Estate, to Mrs A Roe on the Terms indicated in the report.

177. Holding No. 4 Levedale Estate, Levedale and Holding No. 47 Plardiwick Estate, Norbury - Proposed Sale and Surrender of Tenancy (exemption paragraph 3)

Proposed terms were submitted for the sale of Holding No. 4 Levedale Estate, Levedale jointly to the sitting tenant and the tenant of Holding No. 47 Plardiwick Estate, Gnosall. As a consequence of the sale the latter site would be released for disposal in accordance with the County Farms Review Programme included in the Medium Term Financial Strategy.

RESOLVED – That approval be given to the sale of Holding No. 4, Levedale Estate to Mr S Acreman and Mr G Acreman on the terms detailed in the report and to the subsequent surrender of the tenancy of Holding No. 47 Plardiwick Estate.

178. Newcastle Library (exemption paragraph 3)

Item withdrawn.

179. Consall Nature Park, Wetley Rocks - Proposed lease

Subsequent to the Sub-Committee's previous approval to the grant of a 100 year lease of Consall Nature Park to the Royal Society for the Protection of Birds, members considered revised Heads of Terms drawn up following detailed negotiations with the Society.

RESOLVED – That the previously approved 100 year lease at a nominal rent of £1 per annum be reaffirmed and the Head of Commercial and Property, in consultation with the Cabinet Member for Commercial be authorised to agree the final detailed Terms (save for duration and rent).

180. Proposed demolition of Greenwood House, Burntwood

Following Cabinet approval to the redevelopment of Greenwood House, Burntwood to provide a health centre and pharmacy (18/7/18), the Sub-Committee considered a request for the Country Council to fund the early demolition of the building to avoid delays in its re-development. It was intended that the demolition costs incurred would be reimbursed by NHS England upon the signing of the Development Agreement.

RESOLVED – That approval be given to the demolition of the former Greenwood House residential care home at an estimated cost of £160,000 subject to NHS England agreeing to reimburse the County Council upon signing the Development Agreement for the site.

THE CHAIRMAN AGREED TO THE FOLLOWING ITEM BEING DEALT WITH AS URGENT.

181. 17 Eastgate Street VAST (exemption paragraph 3)

The Sub-Committee received a report on the extent to which VAST had fulfilled expectations and their obligations in relation to their tenancy of 17 Eastgate Street, Stafford.

RESOLVED – That notice be served on the lease (at the first breakpoint) and a new lease be offered on similar Terms subject to the payment of outstanding debts to the County Council; the final terms of the lease and settlement of outstanding amount to be approved by the Head of Commercial and Property, in consultation with the Cabinet member for Commercial.

Chairman

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of Part 1 of Schedule 12A
of the Local Government Act 1972

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