

Minutes of the Property Sub-Committee Meeting held on 4 December 2019

Present: Philip Atkins, OBE (Chair)

Alan White (Vice-Chairman)

Mark Winnington

Also in attendance: Alan Dudson

Apologies: Mark Deaville and Philip White

PART ONE

203. Apologies

204. Declarations of Interest

There were no declarations of interest on this occasion.

205. Minutes of the Meeting held on 6 November 2019

RESOLVED – That the minutes of the meeting held on 6 November 2019 be confirmed and signed by the Chairman.

206. Proposed Leases to Academies

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

RESOLVED – That approval be given to the grant of 125 year leases at a peppercorn rental, to the three Academies detailed in the schedule to the report.

207. Land off Bramshall Road, Uttoxeter - Proposed Transfer of Site/Subsequent Lease to Academy

The Sub-Committee considered proposals to transfer land of Bramshall Road, Uttoxeter from St Modwen Developments Limited to Staffordshire County Council in accordance with the terms of the s106 Agreement to provide a site for a Primary School and to subsequently grant a 125 year Lease of the Site following the construction of the Primary School to the Academy Trust.

The Sub-Committee were advised that the Lease would be for a 125 year period at a peppercorn rent.

The Sub-Committee discussed the planning process for the school development and the merits of the application being made to East Staffs Borough Council or Staffordshire County Council.

RESOLVED – (a) That the land of Bramshall Road, Uttoxeter be transferred from St Modwen Developments Limited to Staffordshire County Council and a 125 year Lease of the site be granted following the construction of a Primary School on the Site.

208. 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.

209. Land at Former Aelfgar School, Rugeley - Proposed Sale (exemption paragraph 3)

The Sub-Committee considered an offer from Cannock Chase District Council to purchase the of the site owned by Staffordshire County Council. The history of the site and its proposed joint marketing by the District and County Councils was briefly summarised.

As the Local member for the site, Mr Dudson attended the meeting and spoke in favour of the development of the site for the benefit of the residents of the area.

RESOLVED – That the offer from Cannock Chase District Council to purchase the site be accepted; the final terms of the sale be delegated to the Head of Commercial and Assets in consultation with the Cabinet Member for Commercial.

210. Chasewater Country Park, Brownhills- Sports Facility - Proposed Surrender of Lease and Grant of New Lease (exemption paragraph 3)

The Sub-Committee considered proposals submitted by the current leaseholder to surrender the existing lease of Chasewater Country Park, Brownhills and enter into a new 21-year lease to facilitate a small extension to the existing building to enable expansion of their business activities.

RESOLVED – That Staffordshire County Council accepts a surrender of the existing lease and grants a new 21- year lease; the final Terms of the lease to be approved by the Head of Commercial and Assets.

211. Lot 1, Holding No. 43 Canwell Estate, Drayton Bassett, Tamworth - proposed Sale (exemption paragraph 3)

Details were submitted of the terms for the proposed sale of Lot 1 Holding No. 43 Canwell Estate, Oak Tree Farm, Tamworth in accordance with the County Farms Review Programme included in the Medium Term Financial Strategy.

RESOLVED – That approval be given to the sale of Lot 1 Holding No. 43 Canwell Estate, Oak Tree Farm, Tamworth on the Terms indicated in the report.

TO AVOID ANY DELAY IN PROGRESSING TRANSACTIONS, THE CHAIRMAN AGREED TO THE FOLLOWING ITEMS BEING DEALT WITH AS URGENT

212. County Farms - Proposed Sale of Various Sites (exemption paragraph 3)

Details were submitted of the terms for the proposed sale of the sites listed below in accordance with the County Farms Review Programme included in the Medium-Term Financial Strategy:

RESOLVED – That approval be given to the following sales on the Terms indicated in the reports.

Holding details	Proposed purchaser
Holdings No. 2 and 6 Old Wood Estate, Rugeley	Mr P William, Mr J Wilson and Ms S Wilson
Holding No.4 Old Wood Estate, Rugeley	High Speed Two Ltd (HS2)
Holding No. 3 Rue Barn Estate, Eccleshall	Mr G D Stubbs
Holding No. 5 Upper Woollaston Estate, Church Eaton	R Swift and Sons

THE CHAIRMAN AGREED TO THE FOLLOWING ITEM BEING DEALT WITH AS URGENT TO AVOID ANY DELAY IN PROGRESSING THE LEASE ARRANGEMENTS

213. Alderwood Surgery - Proposed Lease of Surplus Pharmacy Space (exemption paragraph 3)

The Sub-Committee considered the proposal to lease surplus Pharmacy Space at the Longford Centre, Cannock to the on-site GP Practice. This new lease will supplement the existing lease the GP Practice has with Staffordshire County Council.

RESOLVED – That the surplus Pharmacy Space at the Longford Centre be leased to Alderwood Medical Practice for a period of 25 years at market rent; the final terms of the proposed lease to be delegated to the Head of Commercial and Assets.

Chairman