

Minutes of the Property Sub-Committee Meeting held on 5 February 2020

Present: Philip Atkins, OBE (Chair)

Mark Deaville

Alan White (Vice-Chairman)

Philip White

Mark Winnington

Also in attendance: Mike Sutherland, Tina Clements, Richard Ford, Keith Flunder and Carolyn Trowbridge

PART ONE

223. Declarations of Interest

In submitting written representations as the Local Member for the item on the Seabridge Centre, Mr Tagg declared an interest in that item due to his role as an elected member of Newcastle under Lyme Borough Council.

224. Minutes of the Meeting held on 2 January 2020

RESOLVED – That the minutes of the meeting held on 2 January 2020 be confirmed and signed by the Chairman.

225. Property Sub-Committee - Revised Terms of Reference

Members considered revisions to the Terms of Reference for the Sub-Committee aimed at better defining the Quorum for meetings.

RESOLVED – That the revised Terms of Reference be approved and adopted.

226. 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.

227. Holding No. 125 Stone Aston Estate, Aston Hill Farm, Stone - Proposed Sale of Farmstead (exemption paragraph 3)

Details were submitted of the Terms for the proposed sale of the Farmstead at Holding No. 125 Stone Aston Estate, Stone. It was reported that due to it's location, the remainder of the Holding was currently let on short term arrangements pending clarification of the long term future of the site.

RESOLVED – That approval be given to the sale of the Farmstead at Holding No. 125 Stone Aston Estate to Mr D Jackson on the Terms indicated in the report now submitted,

228. Former Flash Ley Resource Centre, Stafford - Proposed Sale (exemption paragraph 3)

The Sub-Committee were updated on the progress of their previous decisions on the sale of the site of the former Flash Ley Resource Centre, Stafford and considered details of more recent offers received following the invitation of final and best offers.

As the Local Member for the area, Mrs Trowbridge attended the meeting and spoke in support of the proposed development of the site to provide social and specialist housing.

Members briefly discussed the need to balance their duty to secure Best Consideration when disposing of sites, with community benefits which might result from less financially favourable options.

RESOLVED – That approval be given to the sale of the site of the former Flash Ley Resource Centre, Stafford to Seddon Developments Limited, Bolton (or any such legal entity created by that company for the purpose of delivering the proposed development on the site) on the Terms indicated in the report now submitted; upon successful completion of that sale, the previous proposed purchaser to be reimbursed with the deposit paid for the site less the costs incurred by the Council in processing the sale.

229. Former Wilnecote Day Centre and Youth Centre - Proposed Sale (exemption paragraph 3)

The Sub-Committee were informed of the marketing history of the former Wilnecote Youth Centre and Day Centre and considered details of two offers recently received.

As the Local Member for the area, Mr R Ford attended the meeting and was accompanied by Mrs T Clements in view of her involvement in discussions about this site during the period of illness of the former member for the Division. Both representatives called for the Sub-Committee's key consideration to be the overall benefits to the community which would result from re-development of the site.

RESOLVED – That the Head of Commercial and Assets, in consultation with the Cabinet Member for Commercial, be authorised to obtain best and final offers from the two bidders and to make the final decision on the sale of the site taking account of any tangible evidence submitted in support of the proposals for the re-development of the site; the Head of Commercial and Assets to be authorised to take all actions and decisions to implement the sale to the finally approved preferred bidder.

230. Biddulph Youth Centre - Proposed Lease (exemption paragraph 3)

The Sub-Committee had previously approved a 15 years' extension of the lease up to 2035, held by Biddulph Youth and Community Zone Limited for Biddulph Youth Centre however the lessees were now seeking a replacement 30 years' lease in order to meet the eligibility criteria for funding from national organisations. Proposed Terms for an extended Lease were submitted together with supporting information from the Lessees

which was recommended as justification for relaxing the 'best consideration' requirements under Section 123 of the Local Government Act 1972.

As the Local Member, Mr Flunder attended the meeting and spoke in support of the request, highlighting that the Lessees were an established organisation within the community providing valuable support to all age groups. He further called for investigations into the feasibility of ownership of the Centre transferring to the Lessees in the longer term.

RESOLVED – That approval be given to the extension of the existing lease of Biddulph Community Centre to Biddulph Youth and Community Zone Limited for a period of 30 years, on the terms now indicated, following the expiration of the current lease on 31 March 2020.

231. Former Seabridge Centre, Newcastle under Lyme (exemption paragraph 5)

Members of the Sub-Committee considered the available courses of action following the decision of Newcastle-under-Lyme Borough Council to refuse an Outline Planning Application for residential development on the site of the former Seabridge Centre, Newcastle under Lyme

As the Local Member for the area Mr Tagg submitted written representations calling for a review of the County Council's proposals for the development of the site, arguing that they differed from local need.

Members briefly considered preparatory action taken by Officers prior to the submission of the application for Outline Planning Permission and the flexibility which such category of permission would give to any future developer.

RESOLVED – That authority be given for the submission of a formal appeal to the Planning Inspectorate against the refusal by Newcastle-under-Lyme Borough Council, to grant Outline Planning Permission for residential development of the site of the former Seabridge Centre.

IN ORDER TO AVOID ANY DELAY IN COMPLETING THE TRANSACTION AND ADVERSE CONSEQUENCE ON THE MTF5 TARGET THE CHAIRMAN AGREED TO THE FOLLOWING ITEM BEING DEALT WITH AS URGENT

232. Holding No. 47 Plardiwick Estate Gnosall - Proposed Sale of Part (52.98 acres) (exemption paragraph 3)

The Sub-Committee considered proposed Terms for the sale of part (52.98 acres) of Holding No. 47, 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 part (52.98 acres) of Holding No. 47 Plardiwick Estate, Gnosall to Mrs A Roe and Mr W.W. Roe on the Terms indicated in the report.

Chairman