

Minutes of the Property Sub-Committee Meeting held on 4 March 2020

Present: Philip Atkins, OBE (Chair)

Mark Deaville

Alan White (Vice-Chairman)

Philip White

Mark Winnington

Also in attendance: Mike Sutherland

PART ONE

233. Declarations of Interest

There were no declarations of interest on this occasion.

234. Minutes of the Meeting held on 5 February 2020

RESOLVED – That the minutes of the meeting held on 5 February 2020 be confirmed and signed by the Chairman.

235. 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

236. 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.

237. Greenwood House, Burntwood (exemption paragraph 3)

In accordance with the authority delegated by Cabinet (18 July 2018 and 19 February 2020) the Sub-Committee considered proposals to enter into a 60 year arrangement (Section 2 Agreement) with NHS England for the construction and use of a new Health Centre on the County Council owned site of Greenwood House, with a section of the development to be retained by the County Council for lease as a Pharmacy Unit.

The funding and future leasing and tenancy arrangements for the premises were detailed and an update given on negotiations on the draft Heads of Terms for both elements of the development, copies of which had been circulated.

The Sub-Committee were informed of representations received from Mrs Woodward, Local Member for the area, welcoming the proposed development but calling for future similar projects to be progressed more speedily.

RESOLVED – That approval be given to the entering into of a Section 2 Agreement with NHS England for the development of a Health Centre and Pharmacy at Greenwood House, Burntwood; the final details of the Section 2 Agreement and both leases to be agreed by the Assistant Director for Commercial and Assets in consultation with the Cabinet Member for Commercial.

238. Former Peartree Primary School, Rugeley - Proposed Sale (exemption paragraph 3)

The Sub-Committee had previously approved the sale of the site of the former Peartree School, Rugeley to Jessup Brothers (7 March 2018).

Details were submitted of a revised offer received from Jessup Brothers in response to conditions attached to a new planning permission granted for the site. That offer was reported to comply with a new council commissioned valuation of the site.

A summary was given of the agreement with Cannock Chase District Council for the disposal of the site and the allocation of the subsequent proceeds; the implantation of which would complete the County Councils' obligations to contribute £500,000 towards the cost of Rugeley Leisure Centre..

The Sub-Committee considered representations received from Mr Dudson, as the Local Member, expressing concern at the highways implications of residential development of the site

RESOLVED – That the revised offer by Jessup Brothers be accepted; the final details of the sale (with the exception of the price) to be agreed by the Head of Commercial and Assets.

239. County Farm Holding No. 47, Plardiwick Estate, Gnosall - Proposed Revised Terms of Sale (exemption paragraph 3)

The Sub-Committee had previously approved the sale of part of Holding No. 47, Plardiwick Estate, Gnosall (5 February 2020). The Sub-Committee were informed that the offer price for the land had been inaccurately reported.

The revised sale price from the originally proposed purchasers continues to be the best offer received.

RESOLVED – That the revised offer from Mrs A Roe and Mr W. W. Roe for part of Holding No. 47, Plardiwick Estate, Gnosall be accepted on the Terms indicated in the report.

Chairman

