

Minutes of the Property Sub-Committee Meeting held on 6 June 2018

Present: Philip Atkins, OBE (Chair)

Mark Deaville

Alan White (Vice-Chairman)

Philip White (non-voting)

Mark Winnington

PART ONE

40. Declarations of Interest

There were no declarations of interest on this occasion.

41. Minutes of the Meeting held on 2 May 2018 (as amended by Cabinet 16 May 2018)

The minutes of the meeting held on 2 May 2018 were circulated. It was noted that at their meeting on 16 May 2018 Full Cabinet had amended the minutes to record that that decision shown as item 39 (Orchard House) related to more than one Covenant.

RESOLVED – That the amended minutes be confirmed and signed by the Chairman.

42. Transfer of Sites to Foundation Schools

The Sub-Committee considered a report proposing the transfer of freehold interests in the sites of five Foundation Schools to their relevant Trusts. The Transfers were at no value and were in accordance with statutory requirements.

RESOLVED – That approval be given to the transfer, at no value, of the five sites listed in the Schedule to the report.

43. Lease of sites to Academies

The Sub-Committee considered a report proposing the granting of leases for the sites of various Academies throughout the County, each for a 125 year period and at peppercorn rental. Such action was in accordance with Department of Education expectations for those schools converting to Academy status.

RESOLVED – (i) That, with the exception of The Friary School, Lichfield, approval be given to 125 year leases, at a peppercorn rental, for each of the sites listed in the Schedule to the report;

(ii) That all proposed transfers and leases of school sites to continue to be reported to this Sub-Committee with any sites involving more than the footprint of the school itself to be the subject of individual reports.

44. 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 indicated.

45. Request for Removal of Restrictive Covenant - Yarlet No. 2 Top Farm, Green Lane, Whitgreave (exemption paragraph 3)

The Sub-Committee considered a request for the removal of a restrictive covenant attached to the recent sale of Holding No. 2 Yarlet, Top Farm, Whitgreave. Details were given of members' previous discussion about the site and of the consideration offered by the owners for the release of the covenant. The local member's representations on the report were considered.

RESOLVED – That approval be given to the removal of the restrictive covenant, on the terms reported, to allow the conversion of barns to a maximum of two dwellings.

46. Kingswood Lakeside Business Park - Proposed sale of 1.39 Hectares in Zone A (exemption paragraph 3)

The Sub-Committee considered proposals to sell the freehold interest in 3.45 acres (1.39 hectares) of Kingswood Lake Zone 'A' to Barberrry Perry Bar Limited for development as a new factory/distribution facility. Reference was made to the abnormal ground conditions at the site the treatment costs of which had generated grant funding and reduced the market value.

RESOLVED - That approval be given to the freehold sale of 3.45 acres (1.39 hectares) of land at Kingswood Lake Zone 'A' to Barberrry Perry Bar Limited on the terms reported.

47. Request for Authority to agree Heads of Terms for Acquisition of Land affected by Stafford Western Access Route (exemption paragraph 3)

The Sub-Committee received details of negotiations for the acquisition of various properties under a Compulsory Purchase Order in connection with the Stafford Western Access Route, the Public Inquiry for which is scheduled for 26 June 2018. A request was submitted for delegated authority to officers to negotiate and agree terms for the acquisition of properties during the Public Inquiry process, in line with the expectation of the Planning Inspectorate.

RESOLVED – That the Physical Regeneration Group Manager be authorised to approve heads of terms negotiated with the remaining landowners and objectors to acquire land affected by The Staffordshire County Council (Stafford Western Access Route, Stafford) Compulsory Purchase Order 2017 ('CPO') immediately before and during the Public Inquiry in line with recommendations of the District Valuer Services ('DVS').

48. Transfer of the Former Youth Centre Building to Wheaton Aston, St Mary's School (exemption paragraph 3)

The Sub-Committee considered proposals to transfer the former Wheaton Aston Youth Centre to Trustees of Wheaton Aston St Mary's CE (VC) First School for School and Community Use. The premises, which lay within the boundary of the school, had been declared surplus to County Council requirements in June 2015.

RESOLVED – That approval be given to the transfer of the former Youth Centre building to the Trustees of the host school site, St Mary's CE (VC) First School prior to their conversion to Academy status.

49. Transfer of Land at Seabridge Centre, Newcastle-under-Lyme (exemption paragraph 3)

The Sub-Committee considered a request to transfer 3037sqm of land from the Seabridge Centre site to The Shaw Education Trust (Seabridge Primary School) for nil consideration in order to facilitate expansion of the school. Details were submitted of the value of the land and the longer term advantage to the County Council of securing the preservation of the site to meet future educational need.

RESOLVED – That approval be given to the transfer of 3037sqm of land at the Seabridge Centre to The Shaw Education Trust at nil value, subject to such transfer restricting the use of the site to educational purposes only.

50. Lease of Playingfields at Blackbank Road, Newcastle-under-Lyme (exemption paragraph 3)

Proposals to lease the playingfields at Blackbank Road, Knutton to the Staffordshire Council for Voluntary Youth Services at a peppercorn rental were reported. The current use and maintenance arrangements at the site were reported together with its longer term potential.

RESOLVED – That the lease of the playingfields at Blackbank Road, Knutton to the Staffordshire Council for Voluntary Youth Services on the terms indicated be approved.

51. Sale of Former Playingfield at Girton Road and Former Cannock Ground Services Depot (exemption paragraph 3)

Proposals were submitted to sell the former Playingfield at Girton Road/Spring Street, Cannock and the former County Grounds Services Depot, Cannock Road, Blackfords, Cannock to D and G Properties Limited, Rugeley for residential redevelopment purposes. Alternative uses and values for the sites identified during their marketing both as joint and independent sites were reported.

RESOLVED – That approval be given to the sale of the sites on the terms indicated.

52. Staff House - Alleynes Academy, Stone (exemption paragraph 3)

The Sub-Committee considered proposals to declare the former school house to Alleynes Academy, Stone surplus to requirements and placed on the open market. The estimated value and terms of sale were detailed.

RESOLVED – That the terms of the proposed sale be revisited with the Academy with the Head of Property authorised to approve and progress the final agreement reached.

Chairman