

Finance and Property Committee

Wednesday, 07 August 2013 at 14:00

County Hall, County Hall, West Bridgford, Nottingham NG2 7QP

AGENDA

- | | | |
|---|--|---------|
| 1 | Minutes of the last meeting held on 15 July 2013 | 3 - 10 |
| 2 | Membership: Councillors Alan Bell and Yvonne Woodhead have replaced Councillors Nicki Brooks and Liz | |
| 3 | Apologies for Absence | |
| 4 | Declarations of Interests by Members and Officers:- (see note below)
(a) Disclosable Pecuniary Interests
(b) Private Interests (pecuniary and non-pecuniary) | |
| 5 | Submissions to the Revised Rushcliffe Core Strategy 2013 | 11 - 24 |
| 6 | Purchase of Freehold Interest in South Mansfield Community Centre, Bellamy Road, Mansfield | 25 - 32 |

7 EXCLUSION OF THE PUBLIC

The Committee will be invited to resolve:-

“That the public be excluded for the remainder of the meeting on the grounds that the discussions are likely to involve disclosure of exempt information described in paragraph 3 of the Local Government (Access to Information) (Variation) Order 2006 and the public interest in maintaining the exemption outweighs the public interest in disclosing the information.”

Note

If this is agreed, the public will have to leave the meeting during consideration of the following item.

8 Exempt Appendix to Item 6 - Purchase of Freehold Interest in South Mansfield Community Centre, Bella

Notes

- (1) Councillors are advised to contact their Research Officer for details of any Group Meetings which are planned for this meeting.
- (2) Members of the public wishing to inspect "Background Papers" referred to in the reports on the agenda or Schedule 12A of the Local Government Act should contact:-

Customer Services Centre 0300 500 80 80

- (3) Reports in colour can be viewed on and downloaded from the County Council's website (www.nottinghamshire.gov.uk), and may be displayed at the meeting.
- (4) Persons making a declaration of interest should have regard to the Code of Conduct and the Council's Procedure Rules. Those declaring must indicate the nature of their interest and the reasons for the declaration.

Councillors or Officers requiring clarification on whether to make a declaration of interest are invited to contact Paul Davies (Tel. 0115 977 3299) or a colleague in Democratic Services prior to the meeting.

- (5) Councillors are reminded that Committee and Sub-Committee papers, with the exception of those which contain Exempt or Confidential Information, may be recycled.

minutes

Meeting	FINANCE AND PROPERTY COMMITTEE
Date	15 July 2013 (commencing at 10.30 am)

Membership

Persons absent are marked with 'A'

COUNCILLORS

David Kirkham (Chair)
Darren Langton (Vice-Chair)

Reg Adair

Alan Bell

Nicki Brooks

Richard Butler

Kay Cutts

Stephen Garner

Diana Meale

Darrell Pulk

A Ken Rigby

Ex-officio (non-voting)

A Alan Rhodes

OFFICERS IN ATTENDANCE

Paul Davies, Democratic Services Officer

Tim Gregory, Corporate Director, Environment and Resources

Jas Hundal, Service Director, Transport, Property and Environment

Paul Simpson, Service Director, Finance and Procurement

Andrew Stevens, Group Manager, Property Strategy and Compliance

MINUTES

The minutes of the last meeting held on 17 June 2013 were confirmed and signed by the Chair.

MEMBERSHIP

Councillor Alan Bell had been appointed to the Committee in place of Councillor Liz Plant.

APOLOGY FOR ABSENCE

An apology for absence was received from Councillor Rigby (medical).

DECLARATIONS OF INTEREST

None

PRESENTATION ON ICT

The Chair indicated that the proposed presentation on ICT would be postponed to 9 September 2013, to coincide with a report on the review of the ICT strategy.

FINANCIAL MONITORING REPORT: PERIOD 2 2013/14

RESOLVED: 2013/080

- (1) That the current position regarding monitoring of revenue expenditure be noted.
- (2) That the current Procurement Team performance be noted.
- (3) That the variations to the capital programme be approved and the current position regarding monitoring of capital expenditure be noted.
- (4) That it be noted that the current level of borrowing is expected to remain within the Council's prudential limits.
- (5) That the Balance Sheet update be noted.

PROPERTY SERVICES PERFORMANCE YEAR-END REPORT 2012/13

RESOLVED: 2013/081

That the report be noted.

PROPERTY DIVISION - NEW STRUCTURE TO TAKE EFFECT FROM 1 AUGUST 2013

RESOLVED: 2013/082

That the new Property Group structure as detailed in Appendix 3.0 to the report be approved for implementation effective 1 August 2013.

LATEST ESTIMATED COST: BEARDALL STREET PRIMARY SCHOOL REPLACEMENT AND EXPANSION

RESOLVED: 2013/083

That the latest estimated cost report for the building works be approved as set out in the report, and the budget be revised in line with the report.

URGENT ITEM

The Chair had agreed that the following item be considered as a matter of urgency because the County Council's response to Rushcliffe Borough Council's consultation on their Core Strategy is required by 9 August 2013.

IMPLICATIONS OF THE RUSHCLIFFE CORE STRATEGY

The Chair stated that a special meeting of the Committee would be held on 7 August 2013 to consider the County Council's response.

RESOLVED: 2013/084

- (1) That the budget expenditure for the necessary feasibility studies described in the report be approved;
- (2) That it be noted that approval of the Council's response jointly with other landowners and its response to the Green Belt review (in its capacity as landowner), as described in the report, will be taken in accordance with the procedure for taking urgent decisions as set out the Council's Constitution.

PROPERTY TRANSACTIONS

HUCKNALL TOWN CENTRE IMPROVEMENT SCHEME (HTCIS) PROPERTY ACQUISITION - 22-26 BAKER STREET HUCKNALL

RESOLVED: 2013/085

That approval be given to the purchase of 22-26 Baker Street, Hucknall as per the Heads of Terms set out in the exempt appendix to the report.

COTGRAVE COLLIERY LAND EXCHANGE

RESOLVED: 2013/086

- (1) That the updated position with regard to the redevelopment of the Cotgrave Colliery site as it affects the County Council be noted;
- (2) That the details of the capital funds allocated for County Council services by the Section 106 agreement be noted;
- (3) That the land exchange with the Homes and Communities Agency as set out in the exempt appendix to the report be approved.

DISPOSAL - ANNESLEY RECLAIMED TIP, HUCKNALL ROAD, ANNESLEY

RESOLVED: 2013/087

- (1) That the County Council enter into a tri-partite agreement to promote the site through the planning system as detailed in the exempt appendix to the report;
- (2) That the terms of the conditional contract for the sale of the site, as detailed in the exempt appendix to the report, be approved.

FORMER NEWARK HIGHWAYS DEPOT, KELHAM ROAD, NEWARK

RESOLVED: 2013/088

- (1) That the outcomes of the extensive property marketing, as detailed in the exempt appendix to the report, be noted;
- (2) That approval be given to the terms of a three month “lock out”/exclusivity agreement with one of the bidders for the site, on the terms detailed in the exempt appendix to the report.

KENTRIGG FARM, WEST BRIDGFORD

RESOLVED: 2013/089

That approval be given to implementing Option 1 as set out in the exempt appendix to the report.

LAND ADJACENT TO KINGS MILL HOSPITAL - NEW LEASE

RESOLVED: 2013/090

That a new lease of land adjacent to Kings Mill Hospital be granted to Sherwood Forest Hospitals Trust, as set out in the exempt appendix to the report.

OAK TREE CHILDREN'S CENTRE, MANSFIELD - LEASE TO DAYCARE PROVIDER

RESOLVED: 2013/091

That a lease be granted to the daycare provider who is in current occupation at Oak Tree Children's Centre, Mansfield.

BUTLER'S HILL CHILDREN'S CENTRE, HUCKNALL - LEASE TO DAYCARE PROVIDER

RESOLVED: 2013/092

That a lease be granted to the daycare provider who is in current occupation at Butler's Hill Children's Centre, Hucknall.

NETHERFIELD CHILDREN'S CENTRE - LEASE TO DAYCARE PROVIDER

RESOLVED: 2013/093

That a lease be granted to the daycare provider who is in current occupation at Netherfield Children's Centre, Netherfield.

DANESHILL ENERGY FOREST - PROPOSED BUSINESS FARM TENANCY

RESOLVED: 2013/094

That approval be given to the grant of a Farm Business Tenancy at Daneshill Energy Forest on the terms quoted in the exempt appendix to the report.

ROSEBROOK PRIMARY SCHOOL, MANSFIELD: ACADEMY CONVERSION

RESOLVED: 2013/095

- (1) That approval be given to the grant of a 125 year lease on the standard terms set out in the appendix to the report to the academy trust for Rosebrook Primary School, Townroe Drive, Mansfield, this being subject to subsequent approval of any site specific details;
- (2) That the Corporate Director, Environment and Resources (or his nominee) be authorised to approve site details and specific conditions in consultation with the Chair (or Vice-Chair in his absence) of the Finance and Property Committee.

HOLGATE COMPREHENSIVE SCHOOL, HUCKNALL: ACADEMY CONVERSION

RESOLVED: 2013/096

- (1) That approval be given to the grant of a 125 year lease on the standard terms set out in the appendix to the report to the academy trust for Holgate Comprehensive School, Hillcrest Drive, Hucknall, this being subject to subsequent approval of any site specific details;
- (2) That the Corporate Director, Environment and Resources (or his nominee) be authorised to approve site details and specific conditions in consultation with the Chair (or Vice-Chair in his absence) of the Finance and Property Committee.

DANESWOOD JUNIOR SCHOOL, SKEGBY: ACADEMY CONVERSION

RESOLVED: 2013/097

- (1) That approval be given to the grant of a 125 year lease on the standard terms set out in the appendix to the report to the academy trust for Daneswood Junior School, Ash Grove, Skegby this being subject to subsequent approval of any site specific details;
- (2) That the Corporate Director, Environment and Resources (or his nominee) be authorised to approve site details and specific conditions in consultation with the Chair (or Vice-Chair in his absence) of the Finance and Property Committee.

LEAMINGTON PRIMARY AND NURSERY SCHOOL, SUTTON-IN-ASHFIELD: ACADEMY CONVERSION

RESOLVED: 2013/098

- (1) That approval be given to the grant of a 125 year lease on the standard terms set out in the appendix to the report to the academy trust for Leamington Primary and Nursery School, Clare Road, Sutton-in-Ashfield, this being subject to subsequent approval of any site specific details;
- (2) That the Corporate Director, Environment and Resources (or his nominee) be authorised to approve site details and specific conditions in consultation with the Chair (or Vice-Chair in his absence) of the Finance and Property Committee.

WORK PROGRAMME

RESOLVED: 2013/099

That the work programme be noted.

EXCLUSION OF THE PUBLIC

RESOLVED: 2013/100

That the public be excluded from the remainder of the meeting on the grounds that discussions are likely to involve the disclosure of exempt information described in paragraph 3 of the Local Government (Access to Information) (Variation) Order 2006 and the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

EXEMPT INFORMATION ITEMS

EXEMPT APPENDICES TO PROPERTY TRANSACTION REPORTS

HUCKNALL TOWN CENTRE IMPROVEMENT SCHEME (HCTIS) PROPERTY ACQUISITION - 22-26 BAKER STREET HUCKNALL

RESOLVED: 2013/101

That the information in the exempt appendix to the report be noted.

COTGRAVE COLLIERY LAND EXCHANGE

RESOLVED: 2013/102

That the information in the exempt appendix to the report be noted.

DISPOSAL - ANNESLEY RECLAIMED TIP, HUCKNALL ROAD, ANNESLEY

RESOLVED: 2013/103

That the information in the exempt appendix to the report be noted.

FORMER NEWARK HIGHWAYS DEPOT, KELHAM ROAD, NEWARK

RESOLVED: 2013/104

That the information in the exempt appendix to the report be noted.

KENTRIGG FARM, WEST BRIDGFORD

RESOLVED: 2013/105

That the information in the exempt appendix to the report be noted.

LAND ADJACENT TO KINGS MILL HOSPITAL - NEW LEASE

RESOLVED: 2013/106

That the information in the exempt appendix to the report be noted.

OAK TREE CHILDREN'S CENTRE, MANSFIELD - LEASE TO DAYCARE PROVIDER

RESOLVED: 2013/107

That the information in the exempt appendix to the report be noted.

BUTLER'S HILL CHILDREN'S CENTRE, HUCKNALL - LEASE TO DAYCARE PROVIDER

RESOLVED: 2013/108

That the information in the exempt appendix to the report be noted.

NETHERFIELD CHILDREN'S CENTRE - LEASE TO DAYCARE PROVIDER

RESOLVED: 2013/109

That the information in the exempt appendix to the report be noted.

DANESHILL ENERGY FOREST - PROPOSED BUSINESS FARM TENANCY

RESOLVED: 2013/110

That the information in the exempt appendix to the report be noted.

The meeting closed at 11.35 am.

CHAIR

07 August 2013**Agenda Item: 5****REPORT OF SERVICE DIRECTOR TRANSPORT, PROPERTY &
ENVIRONMENT****SUBMISSIONS TO THE REVISED RUSHCLIFFE CORE STRATEGY 2013****Purpose of the Report**

1. To seek approval of the Finance & Property Committee for the County Council, to the submission of a joint response with other land owners to Rushcliffe Borough Council's (RBC) Core Strategy consultation in respect of the potential development site lying to the East of Gamston, and to the RBC Green Belt Review.

Information and Advice

2. As reported to committee on 15 July 2013, in October 2012 Rushcliffe Borough Council (RBC) submitted part 1 of its Local Plan (the Rushcliffe Core Strategy) to the Secretary of State for examination by a Planning Inspector. The Rushcliffe Core Strategy is the Council's strategic planning policy document which includes proposals for major development sites in a number of locations across Rushcliffe.
3. RBC's earlier Local Plan was that around 9,600 new houses should be built by 2026. The Inspector has however concluded that this plan does not identify enough new homes to meet the identified housing needs of the Borough and in addition, a comprehensive review of the Green Belt should be undertaken.
4. In order to enable RBC to undertake the additional work required to address these issues, the Inspector suspended the examination of the Core Strategy until October 2013. As a consequence, approximately two weeks prior to the previous report of 15 July, RBC published its revised proposals, including at least a further 3,550 houses (in addition to the original 9,600) to be planned by 2028. This publication set the deadline for submissions as 9 August 2013.
5. These revised proposals include a large site east of Gamston, extending to over 300 Ha, as a new strategic mixed use development allocation, including the delivery of around 2,500 homes by 2028, and with capacity to provide around a further 1,500 homes post 2028.

6. The County Council owns approximately 55 Ha of land immediately to the south of the Grantham Canal which falls within the area of RBCs proposals and will be promoted as part of any proposed scheme in order to maximise the potential benefits to the Council and community at large. It is anticipated the proposed development will include employment land allocation which will be a significant boost to the local economy and in the longer term the proposed employment land will create jobs along with other anticipated community facilities etc.
7. Additionally the Council owns further land to the north of the Grantham Canal comprising 194 Ha. Part of this land may be promoted by the Council for inclusion as an additional area to be added to the RBC revised core strategy proposals.
8. In order for any land to gain a development allocation in the finally adopted Local Plan it is essential to provide all the necessary information about the site, required in RBC's consultation process. This information principally requires the land owners to clearly demonstrate how proposed development on the site could be successfully delivered within the required timescales.
9. Rushcliffe Borough Council will then submit the relevant information to the Inspector for a final examination.
10. As previously approved by Committee, the Council is working with other land owners to define the extent of the proposed site and demonstrate its "deliverability" by submitting a consultation response to confirm that the site is:
 - a) Available
 - b) Suitable
 - c) Achievable
 - d) Viable
11. Various technical studies have been commissioned including highway studies, consultation with the Highways' Agency, topographical surveys etc. and a meeting has taken place with RBC planners to discuss the developing joint submission. This meeting was positive and the parties agreed with RBC the work which would be undertaken. This has been used to inform both the joint submission and the ongoing dialogue with RBC.
12. The initial response needs to be submitted to RBC on 9 August and will be supported by further information provided after the completion of various surveys and feasibility studies. The detailed outcomes of these will be submitted to RBC once completed, after 9 August.
13. A meeting of all key parties is due to take place on 1 August 2013 to agree the geographical area of the proposed development, to confirm all parties' willingness to co-operate and to agree the wording of a proposed submission to RBC. A full copy of the Core Strategy Consultation submission will be made available to Committee at the Finance and Property meeting and an executive

summary will be circulated to Councillors after 5 August and prior to the committee date.

14. In addition, as required by RBC's consultation, the Council as landowner has also prepared a submission about further proposed amendments to the extent of the Green Belt which would support future development on other Council owned land not linked to the Gamston development. This would exclude land at Adbolton from the Green Belt to become "Safeguarded Land" i.e. potentially available for future development should an appropriate case be made. A full copy of the Green Belt Review submission is attached to this report.
15. The Council's response as a planning Authority is being prepared and will be the subject of a separate report to the Environment & Sustainability Committee at the appropriate time.

Reasons for Timescale

16. In order to meet the Finance and Property Committee timescales this report has been prepared in advance of critical meetings which is due to take place on and around 1 August, with the other land owners, prior to the Committee meeting on 7 August. These meetings could not be held any earlier as they will be informed by ongoing studies and surveys of the site which are currently being conducted by the land owners in response to RBC's recent request.
17. These meetings are essential to the Council's ability to contribute to the preparation of the joint submission to Rushcliffe Borough Council (RBC). As a result it has not been possible to provide the appendices to Members any earlier, however the outcome of those meetings and any finalised drafts will be provided to Committee for approval on 7 August.
18. As explained in the report to Committee on 15 July, the timescale for these submissions has been imposed by RBC as a result of the Planning Inspector's recent intervention into RBC's Core Strategy review. The timing of this process is therefore entirely beyond the control of the County Council.

Other Options Considered

19. The Council could choose not to support the promotion of this land for development but in so doing it would miss out on a substantial development opportunity.
20. Alternatively the Council could remain as a silent partner within the promotion of the wider site by the other land owners but this risks a complete loss of control over the final submission and may mean that the Council's land value is substantially reduced or the Council's land is removed from the scheme entirely by the other parties involved.

Reason/s for Recommendation/s

21. To promote the Council's land for a potential development allocation.

Statutory and Policy Implications

22. This report has been compiled after consideration of implications in respect of finance, the public sector equality duty, human resources, crime and disorder, human rights, the safeguarding of children, sustainability and the environment and those using the service and where such implications are material they are described below. Appropriate consultation has been undertaken and advice sought on these issues as required.

RECOMMENDATION/S

That Finance and Property Committee: -

- 1) Approves the Council's joint response with other landowners on the RBC Core Strategy consultation document dated June 2013.
- 2) Approves the Council's response to the Green Belt review set out in appendix 1.

**Jas Hundal, Service Director
Transport, Property & Environment**

For any enquiries about this report please contact: Alison Warren on 0115 977 2094

Constitutional Comments (SSR 18/7/13)

23. The recommendations of this report fall within the scope of decisions which may be approved by the Finance and Property Committee.

Financial Comments (MA 26/07/13)

24. There are no direct financial implications arising from the contents of this report. As reported to Committee in July, costs associated with the various studies, to a maximum of £40,000, have been contained within existing budgets. Any subsequent financial implications arising from the potential development will be included in future reports to Committee.

Background Papers and Published Documents

25. Report to Finance and Property Committee 15 July – Implications of the Revised Rushcliffe Core Strategy (Gamston)

Except for previously published documents, which will be available elsewhere, the documents listed here will be available for inspection in accordance with Section 100D of the Local Government Act 1972.

Electoral Division(s) and Member(s) Affected

26. Ward(s): West Bridgford Central and South, Radcliffe-on Trent, Ruddington
Member(s): Councillor Liz Plant, Councillor Steve Calvert, Councillor Mrs Kay Cutts, Councillor Reg Adair

File ref.: /AJW/SB/

SP: 2491

Properties affected: 09998 - Various NCC Properties/non-property item

RUSHCLIFFE LOCAL PLAN
Part 1 : Core Strategy**Appendix 1 – Response to Rushcliffe Green Belt Review****Identification**

1. These representations are made on behalf of Nottinghamshire County Council **as a landowner only**.
2. They primarily concern land at Regatta Way / Adbolton Lane, Adbolton as identified on V&G drawing no. 4176/401.

Stage 1(a) assessment – Broad areas around Nottingham

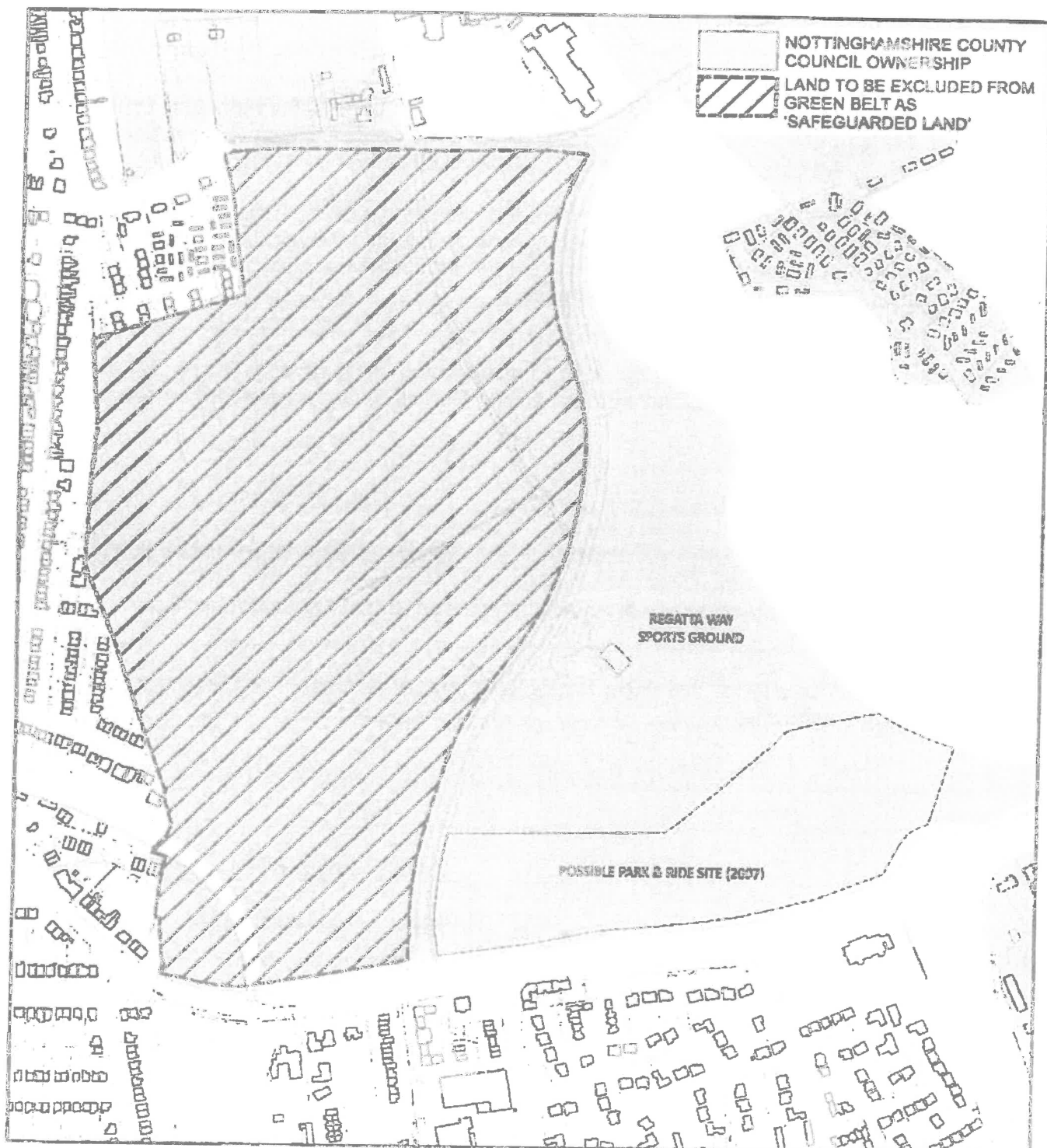
3. Throughout the Stage 1(a) Assessment, reference is made to Broad Area 6 – River Trent Corridor as ‘functional floodplain’. This over-simplification is **not** true of all the land. Much of the area is now ‘defended land’ following the upgrading of the River Trent flood defences in 2009. This flood status also applies to large parts of the West Bridgford built up area.
4. Land at Regatta Way should not therefore be rejected as part of Broad Location 6, particularly as it performs well against most Green Belt criteria (para. 4.15).

Stage 2(a) assessment – Detailed review

5. As parts of Broad Area 6 – River Trent Corridor is not functional flood plain and scores relatively well against Green Belt criteria, land identified at Adbolton should be advanced to this detailed review stage.

‘Safeguarded land’

6. In view of its ‘sustainability’ and ‘Green Belt criteria’ status, the identified land should be excluded from the Green Belt and redesignated as ‘safeguarded land’. It is capable of development for education e.g. - (Nottingham Emmanuel and Becket Schools off Wilford Lane), and other uses which may serve the Ladybay community enhancing sustainability.



PROJECT TITLE

Land at Adbolton
NOTTINGHAM

DRAWING TITLE

Rushcliffe Green Belt Review
Consultation (2013)
Land to be excluded from Green Belt

SCALE

1:5000

DATE

JULY 2013

CHECKED

EXAMIN

HNA

DATE

PROJECT No

4176



© Vincent & Gorbings Limited

401

VINCENT AND GORBING

CHARTERED ARCHITECTS AND TOWN PLANNERS

STERLING COURT NORTON ROAD STEVENAGE HERTS
TELEPHONE: 01438 316331 FAX: 01438 722035

Rushcliffe Local Plan – Part 1: Core Strategy

Rushcliffe Green Belt Review (Draft for consultation) Response Form

Your Details		Agent details (where applicable)
Nottinghamshire County Council	Name	Vincent and Gorbing
Property Department Trent Bridge House Fox Road WEST BRIDGFORD Nottingham NG2 5BJ	Address	Sterling Court Norton Road STEVENAGE Hertfordshire SG1 2JY
	E-mail	david.rixson@vincent-gorbing.co.uk

1. Green Belt Review Stage 1 (a) Assessment of broad areas adjacent to Nottingham Principal Urban Area within Rushcliffe (pages 17-37 of the review).

Do you agree or disagree with the approach and findings of the broad assessment of the Green Belt purposes around the Nottingham built-up area within Rushcliffe? If you have any observations on the approach or the assessment results then please state these clearly, together with suggested changes.

Disagree with findings as a result of erroneous information on flood risk.

Reinstate land at Adbolton to Stage 2(a) assessment – see Appendix.

(please continue on a separate sheet if necessary)

2. Green Belt Review Stage 1 (b) Assessment of broad areas across the remainder of the Green Belt within Rushcliffe (pages 38-67 of the review).

Do you agree or disagree with the approach and findings of the broad assessment of the Green Belt purposes around the remainder of the Green Belt within Rushcliffe? If you have any observations on the approach or the assessment results then please state these clearly, together with suggested changes.

No comment.

(please continue on a separate sheet if necessary)

3. Stage 2(a) Detailed review of Green Belt purposes around the Principal Urban Area (PUA) and at the regeneration sites beyond the Principal Urban Area at the former RAF Newton and at the former Cotgrave Colliery (pages 68-105 of the review).

Do you agree or disagree with the approach and findings of the Green Belt purposes around the Nottingham built-up area within Rushcliffe and around the regeneration areas? If you have any observations on the approach or the assessment results then please state these clearly, together with suggested changes.

Disagree – insofar as land at Adbolton is erroneously omitted from Stage 2(a) and consequently should be excluded from Green Belt as safeguarded land – see Appendix.

(please continue on a separate sheet if necessary)

4. Do you have any other observations in relation to the Green Belt review?

There should be a formative opportunity to comment on Green Belt boundaries when defined by Rushcliffe.

(please continue on a separate sheet if necessary)

Signed:

Date:

23 July 2013

The consultation period for the draft Green Belt review runs from Monday 17 June 2013 until **5pm on Friday 9 August 2013**. Responses to all four questions can be made through the Borough Council's consultation portal (see www.rushcliffe.gov.uk/planningpolicy), or by completing this form in writing or by e-mail and submitted to:

Planning Policy
Rushcliffe Borough Council
Civic Centre
Pavilion Road
West Bridgford

Nottingham
NG2 5FE

localdevelopment@rushcliffe.gov.uk

If submitting your comments in writing, please print your name clearly together with your email and postal address. Please note that we may publish all names, addresses and comments received on our website but we will not publish signatures, personal telephone numbers or email addresses.

07 August 2013

Agenda Item: 6

REPORT OF SERVICE DIRECTOR TRANSPORT, PROPERTY & ENVIRONMENT

PURCHASE OF FREEHOLD INTEREST IN SOUTH MANSFIELD COMMUNITY CENTRE, BELLAMY ROAD, MANSFIELD

Purpose of the Report

1. To seek approval to: -
 - a. the terms for the purchase of the freehold interest of the land and buildings known as the South Mansfield Community Centre, Bellamy Road, Mansfield as detailed in the exempt appendix; and
 - b. negotiate and enter in to an agreement with South Mansfield Community Association for the shared use of 5 car parking spaces at the South Mansfield Community Centre sufficient to satisfy the condition to the planning consent for the construction of new classrooms at St Peter's School, Mansfield.

Information and Advice

2. Some information relating to this report is not for publication by virtue of paragraph 3 of Schedule 12A of the Local Government Act 1972. Having regard to the circumstances, on balance the public interest in disclosing the information does not outweigh the reason for exemption because divulging the information would significantly damage the Council's commercial position. The exempt information is set out in the exempt appendix.
3. The St Peter's Church of England (C of E) Primary School is located at Bellamy Road, Mansfield. The school catchment has a priority requirement for an intake of additional pupils from September 2013 (105 additional admissions over 7 years). It is proposed to accommodate this upcoming intake of additional pupils by the construction of 4 new classrooms within the school grounds. The School is C of E aided, so is managed by the Southwell Diocese.
4. The County Council has the benefit of a right of access to the school site over a route shown hatched on the attached plan.

5. Planning permission has been granted for the 4 new classrooms subject to a planning condition requiring the provision of access and 5 car parking spaces to serve the development.
6. Adjacent to the school, there is a Community Centre (South Mansfield Community Centre) which is owned by Mansfield District Council (MDC), and part of which is subject to a lease to South Mansfield Community Association (SMCA) which expires in June 2027.
7. The District Council owned site is 0.44 hectares, of which 0.29 hectares (approximately) is the subject of the lease to SMCA.
8. It is proposed to acquire the freehold interest (owned by MDC) and the reasons for the proposed acquisition are detailed in the exempt appendix.
9. Terms have been agreed with MDC to purchase the freehold interest of the Community Centre site, subject to the existing lease to the Community Association, on terms detailed in the exempt appendix. This purchase will deliver a rental income stream to the County Council. The acquisition will create a direct landlord and tenant relationship between the County Council and SMCA, greatly simplifying the estate management structure of the wider site (MDC are removed from that structure) allowing the potential for a far more streamlined site management structure for the enlarged site including the adjoining School.
10. The cost of this acquisition will be considered as an additional build cost associated with the school basic need provision and will be funded from that project.

Other Options Considered

11. Negotiate parking rights with MDC over the Community Centre site – unavailable.
12. Seek off-site parking in satisfaction of the planning condition – no suitable sites available.
13. Seek a revised / new planning consent for the proposed classrooms incorporating the necessary 5 spaces within the School site: Subject to planning, this would be a workable solution, but shared use of 5 (existing) spaces at the Community Centre would be the preferred solution in terms of timing and cost.

Reason/s for Recommendation/s

14. The proposed acquisition will deliver:-
 - a. An income stream to the County Council.
 - b. Creation of a direct landlord and tenant relationship between the County Council and SMCA. In the short term this should deliver better comprehensive estate management across the site, to the benefit of both school and

Community Association and for the future should deliver more streamlined [re]development options for the site.

15. Agreement with the South Mansfield Community Association as to the shared use of 5 spaces at the Community Centre will provide the best solution for the earliest implementation of the existing planning consent for the new classroom.

Statutory and Policy Implications

16. This report has been compiled after consideration of implications in respect of finance, the public sector equality duty, human resources, crime and disorder, human rights, the safeguarding of children, sustainability and the environment and those using the service and where such implications are material they are described below. Appropriate consultation has been undertaken and advice sought on these issues as required.

RECOMMENDATION/S

- 1) That approval is given to:-
- a) the terms for the purchase of the freehold interest of the land and buildings known as the South Mansfield Community Centre, Bellamy Road, Mansfield as detailed in the exempt appendix; and
 - b) negotiate and enter in to an agreement with South Mansfield Community Association for the shared use of 5 car parking spaces at the South Mansfield Community Centre sufficient to satisfy the condition to the planning consent for the construction of new classrooms at St Peter's School, Mansfield.

Jas Hundal

Service Director, Transport, Property & Environment

For any enquiries about this report please contact: Ian Brearley, Estates Specialist 07775 541641

Constitutional Comments (SSR 26/07/13)

17. The recommendations set out in this report fall within the scope of decisions that may be approved by the Finance & Property Committee.

Financial Comments (MA 29/07/13)

18. The financial implications are as detailed in the exempt appendix.

Background Papers and Published Documents

19. None.

Electoral Division(s) and Member(s) Affected

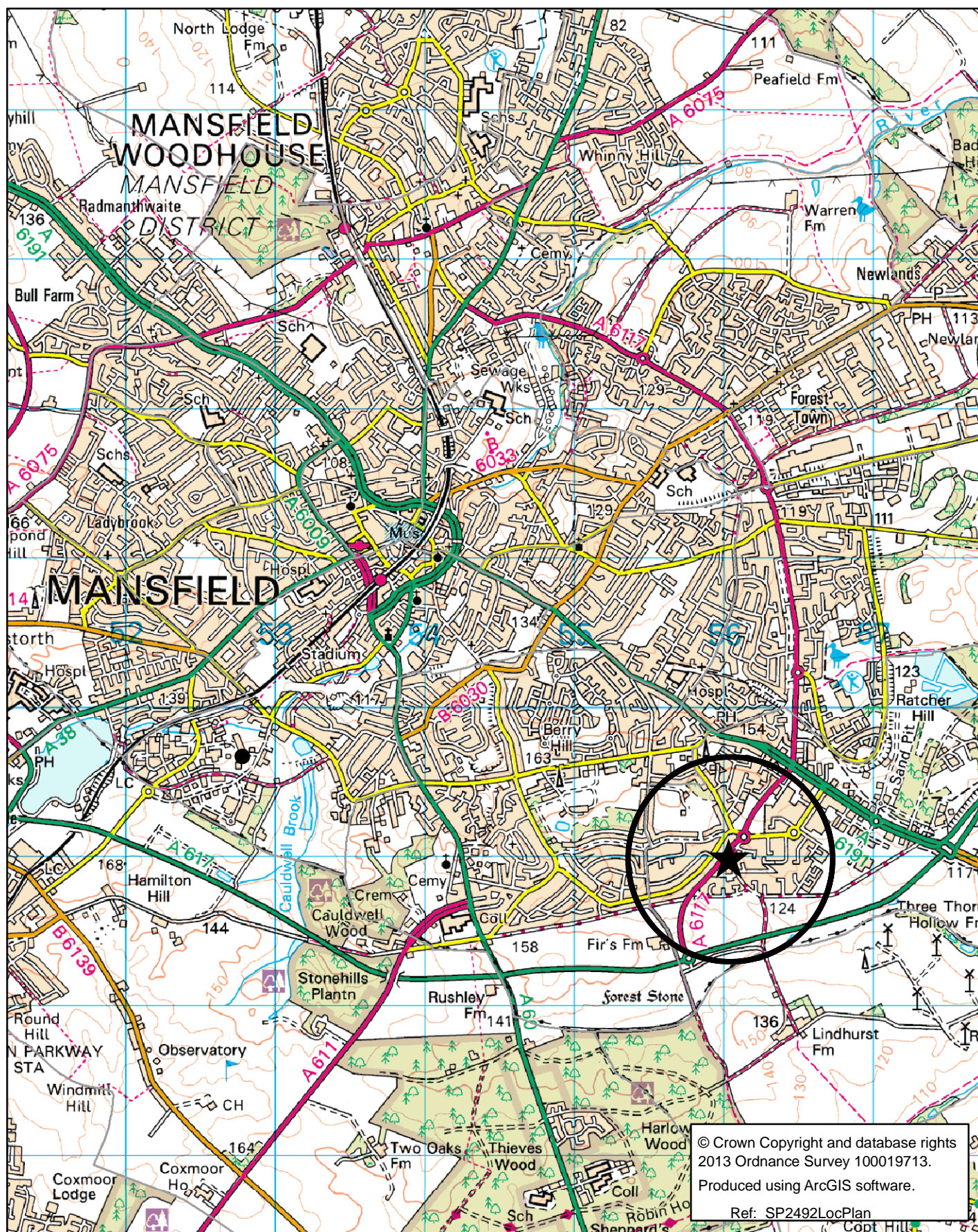
20. Ward(s): Mansfield East

Member(s): Councillor Colleen Harwood, Councillor Alan Bell

File ref.: /IB/SB/

SP: 2492

Properties affected: 01172 - St Peters C of E Primary Mansfield



© Crown Copyright and database rights
2013 Ordnance Survey 100019713.
Produced using ArcGIS software.

Ref: SP2492LocPlan

