



**MEETING OF THE CABINET**  
**10 OCTOBER 2005 - 10.30 AM – 1.00 PM**

**PRESENT:**

**Councillor Peter Martin-Mayhew  
Councillor Terl Bryant  
Councillor Ray Auger  
Councillor Paul Carpenter  
Councillor Mrs Frances Cartwright  
Councillor John Smith**

**Councillor Mrs. Linda Neal – Leader / Chairman**

**Chief Executive  
Director of Community Services  
Director of Regulatory Services  
Director of Operational Services  
Head of Planning Policy & Economic Regeneration  
Team Leader, Economic & Community  
Regeneration  
Member Services Manager  
Community Safety Manager  
Senior Planning Officer (Policy)  
Communications Manager  
Public Relations Manager**

**Non Cabinet Members : Councillor G. Wheat ; Wilks**

CO63. MINUTES

Subject to the correction of the date at minute CO59(1)(b) to read “£150,000 to be a provisional estimate for the period **2005/06** to 2006/07..” the minutes

of the meeting held on 5th September 2005 were confirmed as a correct record.

CO64. DECLARATIONS OF INTEREST

Councillor Smith declared a personal interest in Minute CO75 by virtue of him being a member of a club which met in the Bourne core area. He remained in the meeting but did not take part in the discussion and voting on the item.

CO65. SKDC ACTION PLAN FOR DEALING WITH ANTI-SOCIAL BEHAVIOUR

**DECISION:**

- (1) To approve and adopt the Action Plan for dealing with Anti-Social Behaviour, and to bring forward the estimated cost of £60,000 to implement the Plan as part of the Council's budgetary process;**
- (2) That Portfolio Holders and Service Managers be encouraged to make provision for service specific actions identified in the Action Plan within their service plans;**
- (3) To note that the document is subject to amendment and review in line with changes in Government legislation and that any amendments will be brought back to the Cabinet for approval;**
- (4) To note that the document is subject to development, amendment and review following ongoing consultation with; the Council's CDRP partners, the community, and with other statutory and non-statutory agencies. Any amendment to be referred back to the Cabinet for approval;**
- (5) The Action Plan to be subject to review in April/May 2006 to ensure it provides the right balance between its enforcement objectives and the diversionary/preventative action undertaken by the Local Strategic Partnership;**
- (6) The appended page on additional CCTV cameras to be deleted from the final document.**

Considerations/Reasons for Decision:

- (1) Report number DCS28 by the Director of Community Services introducing the appended Action Plan for dealing with Anti-Social Behaviour which had been identified by the Council as a Category A priority. In line with this priority, the Action Plan focuses on four key action areas: enforcement, community support and engagement, prevention and education;**
- (2) The increasingly high emphasis being placed by the Government on anti-social behaviour and the methods to tackle it. It is also a key concern to the public;**
- (3) To tackle anti-social behaviour effectively, the Council needs a clear action plan. This action plan defines a range of approaches that can be used to tackle anti-social behaviour;**

- (4) The plan identifies two full time anti-social behaviour officers and expansion of the work and scope of the Enforcement Rangers which will require an additional £60,000 to the existing financial resources;
- (5) The Gateway review of priorities in 2006 will consider the progress on anti-social behaviour. The Audit Commission's inspection of the Council's activity in tackling anti-social behaviour will be looking for a balance between its enforcement role and the diversionary and preventative work undertaken by the LSP;
- (6) The appendix to the Plan on CCTV camera provision does not link in with the contents of the rest of the document.

Other options considered and assessed:

People's understanding of what constitutes anti-social behaviour is also determined by a series of factors including context, location, community tolerance and quality of life expectations. Also the subjective nature of the concept makes it difficult to identify a single way of tackling anti-social behaviour. To overcome this issue, a wide range of approaches and methods are proposed.

**CO66. TOWN CENTRE ACTION PLAN: CONSULTATION DRAFT REPORT OF REPRESENTATIONS RECEIVED AND PROPOSED CHANGES**

**DECISION: To accept the modifications made to the draft Town Centre Action Plan and formally to approve the document, as amended, as the basis for future town centre activity subject to consideration of a travel interchange at Grantham.**

Considerations/Reasons for Decision:

- (1) On 11<sup>th</sup> July 2005 the Cabinet considered a draft Town Centre Action Plan that set out a broad range of actions relating to the town centre Category A priority. The document, with a small number of modifications, was approved for consultation purposes;
- (2) Noting the summary of representations received, the subsequent commentary, and relevant amendments;
- (3) Noting advice from the Head of Planning Policy & Economic Regeneration regarding the representations which made specific reference to the Welland Quarter: the Welland Quarter had been identified as an area with opportunity for regeneration but there were a number of issues and constraints to be resolved. In the meantime, the Council would proceed with the Town Centre Action Plan through to the Master Plan stage;
- (4) The meeting of the Grantham local area assembly had agreed that the provision of a travel interchange in the town should be pursued.

CO67. ECONOMIC & COMMUNITY DEVELOPMENT STRATEGY 2005-2008

**DECISION:**

- (1) To endorse the South Kesteven District Council Economic & Community Development Strategy and that it now be distributed to partners for information;**
- (2) To commit to the delivery of activity as detailed in the document's action plans during 2005-2008.**

Considerations/Reasons for Decision:

- (1) Report number PLA534 by the Head of Planning Policy & Economic Regeneration and appended strategy document which has now been the subject of scrutiny, consultation and relevant amendment;
- (2) Noting the main amendments: inclusion of the District Employers' Strategy; the interlinking with the Council's Cultural Strategy, the inclusion of key definitions and timescales;
- (3) The strategy seeks to support and develop the local economy in South Kesteven. Economic development contributes to the quality of life within the district. Development and regeneration of the town centres is a priority for the Council, particularly the achievement of Grantham as a Sub Regional centre. The action plans are aimed specifically at business development, enabling sustainable communities and town centre regeneration.

CO68. LOCAL DEVELOPMENT FRAMEWORK: STATEMENT OF COMMUNITY INVOLVEMENT

**DECISION:**

- (1) To endorse the Council's response to the representations made on the pre-submission stage of the draft Statement of Community Involvement;**
- (2) To approve the Statement of Community Involvement, as now amended, for submission to the Secretary of State and subsequent publication for a 6 week formal representation period in accordance with the Regulations.**

Considerations/Reasons for Decision:

- (1) Report number PLA532 by the Head of Planning Policy & Economic Regeneration outlining the main issues arising from the 121 responses received following consultation on the draft SCI and the resultant changes that had been made to the document;
- (2) Noting that the representations received had resulted in changes to the document thereby highlighting the value of engaging the

community in consultation; noting also with disappointment that at a recent Councillors' planning training session, two Stamford ward representatives (who also sat on the town council) claimed to know nothing about the draft SCI despite the Stamford Town Council having submitted representations on it;

- (3) The criteria set by the Government in order for the SCI to meet the nine tests of soundness. Officers consider that the revised document meets these tests;
- (4) Once the SCI is adopted, all Local Development Documents (LDDs) and planning applications must be subject to the appropriate community involvement and consultation set out in the Adopted SCI;
- (5) Noting an observation from the Assets and Resources portfolio holder that the Government had introduced an initiative to reduce bureaucracy in schools and the suggestion that this should also apply to the new planning system.

**CO69. AIRE ROAD, GRANTHAM: PROVISION OF AFFORDABLE HOUSING**

**DECISION:**

- (1) That as the scheme for the redevelopment of Aire Road, Grantham previously agreed under Non Key Decision PRO309 taken by the Portfolio Holder on 31<sup>st</sup> August 2004 would not attract Housing Corporation grant funding without reducing the size of the affordable housing units and the garages, the Cabinet now approves Option 4 as detailed in report DRS22;
- (2) To approve the transfer of land to Nottingham Community Housing Association (NCHA) at the District Valuer's valuation, subject to full nomination rights in favour of the Council, with the Council granting financial assistance in respect of the whole purchase price in accordance with Section 25 of the Local Government Act 1998 and the General Disposal Consent 2005;
- (3) To provide a capital contribution of up to £192,916 for the cost of additional floor area to meet the specification defined by South Kesteven, but with integral garages where provided. The capital contribution being funded from Section 106 reserves and future commitments. The contribution to be negotiated with NCHA by the Director of Regulatory Services and Director of Finance and Strategic Resources in consultation with the Community Safety Portfolio Holder.

**Considerations/Reasons for Decision:**

- (1) Report number DRS22 by the Director of Regulatory Services summarising progress with the Aire Road development project and presenting proposals for working jointly with Nottingham Community Housing Association (NCHA) in procuring the construction of 34 timber framed houses based upon a formal negotiated partnering

(2) contract with Westleigh Homes Ltd of Leicester; NCHA are now committed to the project and have included the work in its own delivery programme. Working with this preferred RSL has presented the opportunity to procure the construction work on a full partnership contract basis, making use of the organisation's expertise, experience and cost management database in support of the Government's Modern Procurement Programme. NCHA has approached the Housing Corporation for funding the scheme on the basis of that previously proposed. However, the Housing Corporation is unlikely to grant the funding unless the size of the units is reduced and the garages deleted;

(3) In the light of changed circumstances, Option 4 (to work in partnership with NCHA to deliver 34 affordable housing units only on the site and to transfer the land to the RSL at District Valuer's valuation with the Council granting capital subsidy for the units) presents the most viable option to provide additional affordable housing units without any further delay. Start on site can be commenced within the current financial year, subject to Housing Corporation funding, and completion would be scheduled for December 2006/January 2007. SKDC capital funding of £192,916 could be secured from Section 106 reserves;

(4) Since the decision in August 2004, the Council has undertaken the Stock Option Appraisal and been subject to the Audit Commission Strategic Housing inspection. The Aire Road proposals to deliver 34 units have been subject to consultation with residents who have indicated their agreement to the revised scheme.

#### Alternative Options considered and rejected:

Report DRS22 lists four options to deliver the redevelopment in partnership with NCHA (full details contained within the report). Options, one, two and three are discount as Option four represents the most appropriate way forward to deliver the units and to take the funding opportunity available within the current year.

CO70. REDEVELOPMENT OF BESDSIT ACCOMMODATION, CROAKE HILL, SWINSTEAD

## DECISION:

- (1) The land (2124m<sup>2</sup>) and buildings at Croake Hill, Swinstead as identified by the broken line on Plan A appended to report HSG165 be sold to the Muir Group Housing Association at the District Valuer's valuation to develop six houses and two bungalows subject to nomination rights in favour of the Council;
- (2) The open amenity land ( 978<sup>2</sup>) shown edged with a broken line on Plan B appended to the same report be sold to the Muir Group Housing Association at District Valuer's valuation subject to the

**land being maintained by the Association as open land for the benefit of residents of the Croake Hill development and available for the wider community.**

**Considerations/Reasons for Decision:**

- (1) Report number HSG165 by the Director of Regulatory Services outlining the proposal by the Muir Group Housing Association to demolish the existing bedsit accommodation at Croake Hill, Swinstead and redevelop the site with affordable housing, consisting of six houses and two bungalows;
- (2) The Cabinet had agreed in December 2002 to demolish the bedsit accommodation and to redevelop the site, subject to planning permission, in partnership with one of the Council's preferred registered social landlords (RSL) partners. Muir Group Housing Association has been selected as one of the preferred RSL partners. Planning permission for the redevelopment was granted in May 2005 (reference: SO5/0345);
- (3) Muir Group has secured funding for the redevelopment from the Housing Corporation. In order to qualify for the grant, the transfer of ownership of the site now needs to be completed. The sale to Muir Group would be at the District Valuer's fettered valuation taking into account nomination rights in favour of the Council;
- (4) The provision of affordable housing is currently a Category B priority of the Council;
- (5) The proposal has been subject to full consultation with residents.

**Other options considered and assessed:**

Requests to purchase the two areas of land shown by a broken line on Plans A and B attached have been considered as genuine offers. It is recommended that these offers be rejected, as they do not accord with the Council's priorities. The requests also include a proposal for the two areas to be provided for the benefit of the community of Swinstead as village green or Swinstead. The Association's proposals for redevelopment of the site include the retention of the open space to the front of the development for the benefit of all the residents of Croake Hill. The Association's proposals could not proceed without the two areas of land referred to. The two areas of land have not been declared surplus to requirement by Housing Services.

**C071. TRAVEL CONCESSIONS**

**DECISION:**

- (1) That due to the cost and current categorisation of the service as Category Y (statutory), the Government's statutory free local bus travel is introduced within the Council's existing policies and guidance;**

- (2) The free bus pass be introduced from April 2006 and customers to be informed in writing that it will entitle them to half fare from January to March and then free local travel from April to December;
- (3) The Council be recommended to allocate the additional funding required within the forthcoming budget process;
- (4) There should be no time restrictions imposed, except where the bus operator has indicated that this would impact negatively on particular service routes. The Director of Operational Services to be allowed discretion to negotiate these exceptions with operators;
- (5) Authority be granted to the Director of Operational Services to assess and agree generation factors with respect to individual bus routes with operators;
- (6) The Director of Operational Services, in conjunction with the Portfolio Holder, be authorised to agree the reimbursement arrangements.

Considerations/Reasons for Decision::

- (1) Report number DOS293 by the Director of Operational Services on the review of the current travel concession service, specifically in respect of the changes necessary as a consequence of the Government's intention to introduce free local bus travel for those aged over 60 and the disabled from April 2006;
- (2) The service currently consists of two strands: the statutory half price bus pass (Category Y: to provide statutory minimum only), and travel vouchers as an alternative (Category Z: to remove or reduce investment in the service);
- (3) The current scheme conditions and details of how it is financed;
- (4) Noting anticipated audit problems with the introduction of free bus passes which will make it necessary to work closely with the bus operators to ensure that a satisfactory system of reimbursement is introduced;
- (5) Noting options for service delivery assuming that the current service options remain static, together with options to modify the service. Implications of each option are detailed in report DOS293;
- (6) Assuming free bus passes are introduced in April 2006, it is not evident what the impact will be on the percentage of those who will opt for the alternative travel vouchers and those who will take up the free bus pass. The financial resources in 2006/07 for free bus passes could be between £574,760 and £614,760 and accordingly additional funds will need to be built into that year's budget;
- (7) The proposals have been subject to scrutiny and supported by the Healthy Environment DSP.

#### CO72. VALUE FOR MONEY TREND ANALYSIS

## **DECISION:**

- (1) To note the Audit Commission's study of value for money and that it has been incorporated into the recently submitted Council's self-assessment;**
- (2) Given the Council's ranking as 11<sup>th</sup> lowest authority in terms of expenditure per head of population and whose residents pay the second lowest Council Tax in the whole country, strong emphasis be given in publicity to residents about what the Council has actually achieved within its limited resources;**
- (3) Report CEX298 be used as a discussion document at the forthcoming SKDC Stakeholders' Conference on 8<sup>th</sup> December 2005.**

### **Considerations/Reasons for Decision:**

- (1) Report number CEX298 by the Chief Executive (and subsequently circulated Value for Money Self-Assessment submission completed by the Director of Finance and Strategic Resources) regarding data obtained from the Audit Commission's website that enables Council's to compare the relative value for money they provide to their residents;**
- (2) Value for Money is one of the Key Lines of Enquiry in the test of resources element of CPA2005. Detailed evidence-based performance will be necessary to achieve a good score for this element;**
- (3) Noting the Chief Executive's proposal to adopt a value for money categorisation based on quartile comparisons into which SKDCs services can be assigned based on the information contained in Commission's profile. Allocating a service to a particular category would then determine the components of the subsequent action plan. These actions will be taken into account in the formulation of service plans for 2006/07;**
- (4) Noting that South Kesteven has the eleventh lowest expenditure per head of population of all District Councils. When service quality is examined as the component most closely related to the perceptions of residents, the score for South Kesteven is considerably above all the other comparators. This provides support for the perception that this authority is delivering a fair quality of service for a low rate of expenditure. However, this poses limitations on service provision and how the authority assesses value for money in its services;**
- (5) Noting an overview of this authority's expenditure categories compared with other authorities together with an output based assessment to arrive at a category of VFM where 1 represents excellent and 5 very poor. This information and perspective derived from this data gives the authority the foundation stones for the development of a detailed picture of service costs and quality. Further analysis of the local context of service provision needs developing for the VFM submission to the Audit Commission;**
- (6) The service categorisation presented in the report needs to be tested**

and moderated by service managers to ensure that it properly reflects the situation of the Council. This process may uncover evidence that results in a particular service being re-categorised. Following completion of this process, actions and improvement plans will be prepared as appropriate and included in the service plans which will be reviewed by the relevant DSPs;

(7) The report supports the Council's overall value for money position given its comparative low rate of expenditure per head of population. The authority's ranking compared with other authorities should be strongly communicated to the district's residents. Report CEX298 is an extremely useful document which can be used as a background paper for the VFM issue at the Stakeholders' Conference on 8<sup>th</sup> December 2005;

(8) Noting comments in relation to the fact that this Council's expenditure on strategic housing services is one of the lowest in the country and the family group having regard to the present difficulties in recruitment of senior staff for this service area;

(9) In response to concern about the level of expenditure on footway lighting, noting the Chief Executive's advice that a report should be brought to Cabinet on this issue.

#### **C073. ALIGNING COUNCIL AND LSP PRIORITIES**

##### **DECISION: That the Council be recommended**

**(1) to adopt the new corporate planning calendar as follows:**

• Residents survey	February
• Update of area profile	March
• Gateway reviews by LSP and Council	April
• Review of LSP priorities	May
• Review of Council priorities	June
• Approval of Service Planning pro-forma	July
• Budget Preparation	August to December

**(2) to promote Affordable Housing and Communications from Category B to Category A**

**(3) to endorse that contingency plans are prepared to secure savings, if required, from Category Y services that scored 12 points or less.**

##### **Considerations/Reasons for Decision:**

(1) Report CEX300 by the Chief Executive highlighting that the degree of alignment between the Council's priorities and those of the LSP, as expressed in the Community Strategy, will make a very significant contribution to the assessment of the District's CPA performance;

(2) Following full area profiling of the district, four new priorities have been agreed by the LSP which will be reflected in the revised

Community Strategy. Determination of these priorities has enabled the Council to revise the service planning pro-forma to include reference to these within the corporate context;

- (3) In the light of the LSP determining its priorities, it is appropriate for the Council to review its own priorities. By undertaking this process now it will influence the forthcoming budget round and can use the outcomes of the Gateway review of priorities reported to the September Council meeting. A future corporate calendar for the revision of priorities is therefore proposed;
- (4) Affordable Housing and Communications are issues which arise from aligning our current priorities alongside the LSPs. It is also appropriate to review and prepare contingency plans in case greater savings are needed from non-priority areas.

**CO74. ITEMS RAISED BY CABINET MEMBERS INCLUDING REPORTS ON KEY AND NON KEY DECISIONS TAKEN UNDER DELEGATED POWERS.**

**NON KEY DECISIONS:**

**(1) Councillor Peter Martin-Mayhew: Portfolio – Community Safety**

Decision: That approval is given that 407m<sup>2</sup> of land outlined on the plan attached to report HSG166 located at Blackthorn Way, off Ancaster Road, Bourne be transferred to Muir Group Housing Association Ltd at District Valuer's Valuation with the District Council granting the Association financial assistance in respect of the whole purchase price in accordance with S.25 of the local Government Act, 1998 and the General Disposal Consent, 2005 to develop 2/3 bungalows for rent in partnership with SKDC. A nominated agreement to be signed giving 100% nomination rights to SKDC.

[Decision made 10.1.0.05]

**(2) Councillor Mrs Frances Cartwright: Portfolio – Organisational Development, LSVT and Housing Landlord function**

Decision: To approve additional expenditure of £60,000 required to extend partial underpinning to all walls of two properties at Walton Gardens, Grantham and to carry out the proposals as an addition to the existing contract with Promaintain.

[Decision made 10.10.05]

Decision: That the tender received from Butters Electrical of Walcott in the sum of £18,900.00 for the upgrade of electrical systems at thirteen properties in Grantham and Bourne be accepted.

[Decision made 03.10.05]

Decision: That the tender received from Roger Budge (Electrical Engineering) Ltd of Boston in the sum of £225,299.46 for fully rewiring ninety-nine properties in Grantham, Stamford and Hougham is accepted.

[Decision made on 03.10.05]

**(3) Councillor Ray Auger: Portfolio – Healthy Environment**

Decision: To approve the lease of the changing pavilion at Recreation Ground, Bourne to Bourne Town Juniors Football Club for a term of twenty five years at an annual peppercorn rent subject to compliance with the General Disposal Consent (England) 2003.

[Decision made on 10.10.05]

**(4) Councillor John Smth: Portfolio - Economic**

Decision: That approval is granted that the quotations submitted by Secure One of Nottingham in the total sum of £58,148.00 are accepted. The quotation is derived from the following elements:-

- a) CCTV upgrade
- b) Access Control System
- c) Public Address System
- Associated Civil Works

[Decision made on 03.10.05]

Decision: That approval be given to the following names in order to provide new postal addresses for new residential developments within the district:-

1. THE WATERFRONT for the development at Welham Street, Grantham;
2. KING'S GARDENS for the development off Gonerby Road, Grantham;
3. PALMER COLBY HOUSE for the development at Dudley Road, Grantham;
4. COACHMAN'S COURT for the development to the rear of 39 High Street, Great Gonerby;
5. DELAINE CLOSE for the development at Delaine Meadows, Spalding Road, Bourne;

6. BADGER LAND, SETT GREEN, BROCKS CRESCENT for phase 2 (Part Zone 2) of the Elsea Park Development off South Road, Bourne;
7. HOMESTEAD GARDENS for the development at Homestead Farm, Northorpe;
8. THE COURTYARD for the development to the rear of 8 & 10 Birthorpe Road, Billingborough;
9. CHAPEL COURT for the development at Chapel Yard, North Street, Stamford.

[Decision made on 03.10.05]

Decision:

1. That approval is granted that the Council will not pursue the upgrading of toilet facilities at Grantham Bus Station.
2. That Abbey Gardens is adopted as the preferred site for providing toilet facilities in Grantham as recommended by the Environment DSP at the meeting held on 21<sup>st</sup> March 2005; the Grantham Town Centre Management Partnership 18<sup>th</sup> March 2005.
3. To note that the costs of refurbishment will be contained within the Capital Programme allocation of £200,000.
4. To ensure that the additional running costs of providing an attended facility in Grantham will be contained within the 2005/2006 budget allocation. Should any additional budget be required in 2006/2007 this will be identified in the 2006/2007 budget round.

[Decision made on 03.10.05]

**(5) Councillor Paul Carpenter: Portfolio – Access and Engagement  
(made jointly with Councillor Teri Bryant: Portfolio – Assets and Resources)**

Decision: That approval be granted to award the contract for the provision of the Financial and E-Procurement system to Cedar Software Ltd subject to agreement of contractual and payment terms.

[Decision made 26.09.05]

**Minute CO61: Proposed New Protocol for Member and Officer Relations**

Councillor Carpenter reported that, in line with the Cabinet's previous decision, the wording to paragraph 62 of this document had now been revised

to address the concerns previously raised.

The Member Services Manager informed those present that the document, as now amended, would be presented to the Council at its next meeting on 27<sup>th</sup> October 2005 for formal adoption.

#### **(6) Councillor Mrs Linda Neal – The Leader**

The Leader referred to the new Bourne south west relief road which had opened on 8<sup>th</sup> October 2005. Despite the difficulties between the developer, Allison Homes, and the County Highway Authority about this aspect of planning gain, the road had been built some 8 years ahead of that which was originally anticipated. This in itself was an achievement.

#### **EXCLUSION OF THE PUBLIC**

**In accordance with Section 100A(4) of the Local Government Act 1972, it was resolved that the public be excluded because of the likelihood in view of the nature of business to be transacted, that if members of the public were present, there would be disclosure to them of exempt information as defined in paragraphs 8 and 9 of Schedule 12A of the Act.**

With the press and public excluded, the following item was considered.

#### **CO75. BOURNE CORE AREA REDEVELOPMENT PROPOSALS: UPDATE**

**DECISION:** In view of the importance of Bourne Core Area redevelopment project to the locality and as a Category A priority, the Cabinet consider the Council should do all it can to move the project forward. The Cabinet therefore:

- (1) is minded to consider disposal of the Council's land assets by way of contribution towards the scheme to enable it to proceed, subject to appropriate verification of the financial appraisal for the scheme, and positive assessment by the Director of Finance and Strategic Resources;
- (2) affirms that there are no grounds to support the removal of any affordable housing requirement from the development, and that such requirement should be determined by the Development Control Committee as part of the determination of any forthcoming application;
- (3) is minded to consider the Council's financial involvement in the scheme to be contingent on the developer's provision of an

appropriate standard of public convenience and best endeavours to deliver a multi-storey car park on the Burghley Centre car park;

- (4) is minded to consider financially supporting a multi-storey car park being delivered as part of the overall scheme, subject to appropriate value for money appraisals;
- (5) is minded to consider the inclusion of the bus station site within the overall scheme, subject to suitable alternative roadside provisions being made.

Considerations/Reasons for Decision:

- (1) Exempt report number PLA531 by the Head of Planning Policy & Economic Regeneration on the viability of the Bourne Core Area redevelopment scheme as revised, details of updated land valuations, financial appraisal of the scheme, and the revised principles and parameters for taking the project forward as submitted by the developer;
- (2) The key issues for the Cabinet to consider should the Council be minded to proceed with this scheme, including development outputs;
- (3) Update at the meeting on the potential contribution from the Welland SSP and EMDA;
- (4) Noting that the scheme as now proposed is a variation on the original and there has been a reduction in the size of open space but nevertheless, the Cabinet considers that it still meets the needs for Bourne and the aspirations for development of the town.

Other options considered and rejected:

- (1) To not proceed with the scheme – rejected because of the importance of the scheme to the well-being of the town;
- (2) Revisit second and third placed submissions – rejected because less intensive and unlikely to generate greater return than the selected scheme.

**DATE DECISIONS EFFECTIVE:**

Key Decisions at minute numbers CO65, CO66, CO67, CO68, and CO69 and other non key decisions made on 10<sup>th</sup> October 2005 can be implemented on 19<sup>th</sup> October 2005 unless subject to call-in by the relevant Development & Scrutiny Panel Chairman or five members of the Council. Decision at minute numbers CO71 and CO73 are matters of policy and therefore stand referred to the full Council.

**South Kesteven District Council, Council Offices, St. Peter's Hill, Grantham,  
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