



MEETING OF THE CABINET
7 FEBRUARY 2011 - 11.00 AM – 11.55 AM

PRESENT:

Councillor Ray Auger
Councillor Paul Carpenter
Councillor Mrs Frances Cartwright
Councillor John Smith
Councillor Mike Taylor

Councillor Mrs. Linda Neal - Chairman

Chief Executive (Beverly Agass)
**Strategic Director Corporate Focus/
Section 151 Officer (Daren Turner)**
Strategic Director Development & Growth (Ian Yates)
**Interim Strategic Director Community & Environment
Focus (Tracey Blackwell)**
Head of Finance (Richard Wyles)
**Head of Legal & Democratic/Monitoring Officer (Lucy
Youles)**
Head of Assets (Paul Stokes)
Property & Facilities Service Manager (Liz Banner)
Head of Development & Growth (Mark Williets)
**Economic Development & Investment Service Manager
(David Mather)**
**Planning Policy & Partnerships Service Manager (Karen
Sinclair)**
Senior Planning Officer (Michael Nartey)
Cabinet Support Officer (Lucy Bonshor)

**Non-Cabinet Members : Councillor Nick Craft, Councillor
Reg Lovelock, Councillor Peter Martin-Mayhew, Councillor
Alan Parkin, Councillor Ian Selby, Councillor Ian Stokes,
Councillor Ray Wootten**

CO51. MINUTES

The minutes of the meeting held on 10th January 2011 were approved as a correct record of the decisions taken.

CO52. DECLARATIONS OF INTEREST (IF ANY)

Councillor Smith declared a personal and prejudicial interest in agenda item 5, Bourne Core Area Regeneration Proposal on account of his membership of a club that is situated within the area and the premise is leased from SKDC. This declaration would also come into effect if during agenda item 8, determination of the budget requirement for 2011/12 and indicative for the 3 years thereafter the Bourne Core Area was discussed. However, after consulting with the Monitoring Officer he would be able to remain and vote on the total budget.

CHANGE ORDER OF AGENDA

The Leader moved that the order of the agenda was changed to deal with agenda item 8, determination of the budget before the car parks proposed changes to classification item. This was seconded and agreed.

CO53. DETERMINATION OF BUDGET REQUIREMENT FOR 2011/12 AND INDICATIVE FOR THE 3 YEARS THEREAFTER (REPORT HOF145)

Decision:

General Fund (Revenue) Estimate

The Cabinet recommends parts a. to e. to Council:

- a. to set a General Fund budget requirement of £14.612M for 2011/12 (inclusive of special expenses)**
- b. to approve a Council Tax freeze for 2011/12 (including special expense areas)**
- c. to approve the original base estimate for 2011/12 and indicative base estimates for 2012/13, 2013/14 and 2014/15 as detailed in the summary at Appendix A page 1 to report HOF145;**
- d. to approve increases in Fees and Charges for 2011/12 as set out in Appendix D to report HOF145**
- e. to approve the movement in Revenue Reserves and the statement contained at Appendix C to report HOF145**

Capital and investment Programmes

The Cabinet recommends parts f. to i. to Council:

- f. approve the General Fund Capital programme for 2011/12 to 2014/15**

- detailed at Appendix B page 1 to report HOF145
- g. approve the indicative Housing Investment programme for 2011/12 to 2014/15 detailed at Appendix B page 2 to report HOF145
 - h. approve the Capital Financing statement detailed at Appendix B page 3
 - i. to approve the Capital Reserves statement contained at Appendix C to report HOF145

Housing Revenue Account (HRA)

The Cabinet recommends parts j. to m. to Council:

- j. to set dwelling rent increases in accordance with Government guideline rent providing an average rent of £66.03 (and an average rental increase of 6.67%)
- k. to set an increase in garage rents of 4.6%
- l. to increase service charges by 4.6%
- m. to approve the Housing Revenue Account for the year 2011/12 and indicative years 2012/13 and 2014/15 shown at Appendix A page 7 to report HOF145

Treasury Management and prudential indicators

The Cabinet recommends n. to Council:

- n. to approve the Treasury Management Strategy provided at Appendix E to report HOF145;

Considerations/reasons for decisions:

- 1) Report number HOF145 by the Strategic Director Corporate Focus and the Head of Finance in relation to:
 - Revenue and capital expenditure together with the proposed use of reserves
 - Proposals regarding the setting of the Council Tax
 - The level of fees and charges
 - The Treasury Management Strategy for the Council
 - Providing advice to Councillors on the robustness of the Budget proposals and adequacy of balances and reserves as required by the Local Government Act 2003.
- 2) The proposals have regard to accounting requirements and external factors affecting the budget particularly the significant cut in grant settlement for the next two years and beyond, the current economic climate, the drop in income from fees and charges, changes to the Housing Revenue Account, reserves and council tax setting levels;
- 3) The 2011/12 Budget and indicative budgets for 2012/13 to 2014/15 have been drawn up to take account of the Council's various strategies, policies and the financial context, in particular:
 - The Corporate Plan

- The Council's priority theme action plans
 - The Medium Term Financial Plan (MTFP)
 - Service Strategies and Plans
 - The economic context and recent grant announcements
 - The 2010/11 forecast outturn
- 4) The speech made by the Portfolio Holder Resources & Assets commending the budget for approval and thanking the Chairman of the Resources PDG for their work on fees and charges and officers of the Finance Team in putting the budget together.
 - 5) Comments made by other Cabinet Members praising the hard work that had been undertaken both by Officers and Members to provide a balanced budget in the current financial and economic climate.

CO54. *CAR PARKS PROPOSED CHANGES TO CLASSIFICATION - WHARF ROAD, STAMFORD

Decision:

- 1) **To wait for a wider comprehensive review of car parking provision across the district.**

URGENT NON KEY DECISION

- 2) **That approval is granted for public consultation to be carried out immediately on the introduction of a reduced scheme of parking charges in accordance with the prepared schedule. (Appendix to minutes)**

URGENT KEY DECISION

- 3) **To recommend to Council at its meeting on 3rd March 2011 to approve amendments to the South Kesteven District Council (Off-Street Parking Places) (Pay and Display) Order 2010 to adopt the revised schedule of charges subject to the results of public consultation.**

Considerations/Reasons for decision:

Relating to decision 1)

- 1) Report AFM185 from Portfolio Holder Economic Development
- 2) Representations made during the consultation period against reclassification of the car park at Wharf Road, Stamford.

Relating to non key decision 2) and key decision 3)

- 3) The speech given by the Leader of the Council proposing a scheme to help support local business and encourage shoppers to stay longer in our town centres and for a fundamental car parking review to be undertaken – the findings to be reported

back in Spring 2012.

- 4) To ensure that the impact of the proposed changes are felt as quickly as possible. The feedback from the consultation to be reported at Council on 3rd March 2011 and any amendments to the South Kesteven District Council (Off-Street Parking Places) (Pay and Display) Order 2010 be considered.
- 5) Comments made by the Monitoring Officer and the Section 151 Officer in connection to the Urgent non key and key decisions.

Other Options considered:

None – this was a follow- on report.

CO55. *BOURNE CORE AREA REGENERATION PROPOSAL

(Councillor Smith left the meeting)

Decision:

- 1) To adopt option 1 to act as lead developer and undertake proposals for delivering the Bourne Core Area development to include:
 - i) Refurbish Wherry's Mill for residential flats,
 - ii) Demolish the existing warehouse extension and develop two further blocks to the rear of the Mill containing ground floor retail units and residential flats above,
 - iii) On the remainder of the site owned by the Council, demolish the existing garage and two residential properties to provide fully serviced development sites for a mix of residential and retail uses,
 - iv) Provide public open space on the sites above
- 2) That Cabinet recommends to Council that provision of capital funding for the phased scheme be made to a maximum figure of £2.35 million.
- 3) That Cabinet authorises officers to undertake a marketing exercise in parallel to the commencement of the works and dispose of the development at the best price reasonably obtainable.
- 4) The Council to identify potential development partners or purchases for the site(s) and to enter into a development agreement for the remainder of the site.

Considerations/reasons for decision:

- 1) Report PLA869 from the Portfolio Holder Economic Development.
- 2) The aim of the scheme to create a mixed used scheme on a under developed site comprising retail, residential and public realm in keeping with the townscape characteristic and providing strong linkages to the existing town centre.
- 3) The Retail Needs Study 2010 supports the growth of 6,400 square metres of retail development in Bourne by 2016 and 9,800 square metres by 2021.
- 4) Option 1 provides the Council with the greatest control while offering flexibility in terms of managing the process, securing best value and working in partnership with private sector to secure a mixed use scheme fully in keeping with the townscape of the area and delivering the aspirations of the local community.
- 5) Comments made by Cabinet Members at the meeting confirming commitment to the project.

Other Options Considered:

Two other possible alternatives have been considered to redevelop the site.

1) Proposal 1 - Refurbish Wherry's Mill for four residential flats, demolish the existing warehouse extension, garage and two residential properties, build no housing and maintain access to the site with potential for public open space.

This is the lowest cost option and requires the private sector to bring forward a development proposal on the whole of the site excluding the Mill building. The concern over this option is that the site would remain undeveloped until the market had more confidence which might leave the site empty for several years

2) Proposal 3 - Refurbish Wherry's Mill for four residential flats or offices, demolish the existing warehouse extension and develop two further blocks to the rear of the Mill containing ground floor retail and residential flats above. On the current site of the Masonic Lodge demolish building and create new retail on the ground floor with residential flats above. On the remainder of the site demolish the garage and two residential properties and create three separate blocks. The first of these blocks would be a two-storey residential block facing Burghley Street, the second two blocks would be a combination of retail on the ground floor and residential above. The second of these two blocks would require the purchase of the garage buildings adjacent to Scholes Funeral Services.

This proposal requires the Council to take a large additional risk in building out the entire site in one go which in the current climate places this as high risk and beyond the resources of the Council.

3) Alternately, the Council could dispose of all land ownerships by going out to the market, although this could require some claw-back of grant to the body replacing EMDA and the Welland Sub-regional Strategic Partnership.

(11.41am Councillor Smith returned to the meeting)

CO56. *GRANTHAM AREA ACTION PLAN PREFERRED APPROACH:
PROPOSED CONSULTATION

Decision:

To approve the Grantham Area Action Plan Preferred Approach document, as set out in Appendix 1 to report PLA866 for six weeks public consultation.

Considerations/reasons for decision:

- 1) Report PLA866 from the Portfolio Holder Economic Development
- 2) The Grantham Area Action Plan (GAAP) will drive regeneration and growth for the town and will serve as a vehicle to deliver Grantham's status as a Growth Point.
- 3) The outcome of the consultation will help to refine the preferred approach for the next stage which is pre-submission
- 4) Comments made by Cabinet Members at the meeting.

Other options considered:

The Adopted Core Strategy provides the overarching policy framework which requires these additional policies. If they are not included within GAAP the plan will not be in conformity with the Core Strategy and could fail to be found sound at examination.

Each of the suggested policies is based upon a Core Strategy policy: this provides little scope to consider alternative policy options. However, this is a requirement of the LDF preparation process and has been addressed through previous consultation, in particular through the Issues and Options consultation in 2005 and the Housing and Economic DPD consultation 2006.

CO57. *SITE ALLOCATIONS AND POLICIES DPD: PROPOSED CONSULTATION
ON POLICIES

Decision:

Cabinet notes the issues raised in the representations made as set out in Appendix 1 to report PLA867 and approves the proposed changes to the draft Policies, as set out in Appendix 2 to report PLA867 for inclusion in the Submission version of the Site Allocation and Policies

Development Plan Document.

Considerations/reasons for decision:

- 1) Report PLA867 from the Portfolio Holder Economic Development
- 2) The representations made during the consultation period and the need for further work to be carried out on some of the issues raised.
- 3) Comments made by the Portfolio Holder Economic Development at the meeting.

Other Options considered

The Adopted Core Strategy provides the overarching policy framework which requires these additional policies. If they are not included within the Site Allocation and Policies DPD the plan will not be in conformity with the Core Strategy and could fail to be found sound at examination.

Each of the suggested policies is based upon a Core Strategy policy: this provides little scope to consider alternative policy options. In respect of the representations received, Appendix 1 to report PLA867 sets out the consideration of the issues raised and whether the changes as requested to the policies are appropriate.

DATE DECISIONS EFFECTIVE:

Decisions CO54 (1), CO55 (1 & 3), CO56 and CO57 as made on 7th February can be implemented on 16th February unless subject to call-in by the Scrutiny Committee Chairman or any five members of the Council from any political Groups.

Decisions CO53, CO54 (2) and CO55 (2 & 4) stands referred to Council on 3rd March 2011.

Decision CO54 (2) is an urgent Key Decision.

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