



MEETING OF THE CABINET
5 SEPTEMBER 2011 - 11.00 AM – 11.10 AM

PRESENT:

Councillor Mrs Frances Cartwright
Councillor John Smith
Councillor Mike Taylor
Councillor Teri Bryant

Councillor Mrs. Linda Neal - Chairman

Chief Executive (Beverly Agass)
Strategic Director (Daren Turner)
Strategic Director (Tracey Blackwell)
Head of Development & Growth (Mark Williets)
**Head of Legal & Democratic Services/Monitoring
Officer (Lucy Youles)**
**Planning Policy & Partnerships Service Manager
(Karen Sinclair)**
Senior Planning Officer (Policy) (Rachel Armstrong)
Head of Assets (Paul Stokes)
Team Leader Assets (Lee Goodale)
Cabinet Support Officer (Lucy Bonshor)

Non-Cabinet Members : Councillor Adams

CO16. APOLOGIES

An apology for absence was received from Councillor Carpenter.

CO17. MINUTES FROM 1 AUGUST 2011

The minutes of the meeting held on 1st August were agreed as a correct record of the decisions taken.

CO18. DECLARATIONS OF INTEREST (IF ANY)

Councillor Smith declared a personal and prejudicial interest in agenda item 5 on account of his membership of a club that meets within the Bourne Core Area and therefore left the meeting during the discussion and voting on this item.

CO19. *IMPLICATIONS FOR REMAINING LOCAL PLAN ALLOCATION

Decision:

Cabinet approves the de-allocation of the remaining undeveloped and uncommitted South Kesteven Local Plan allocations (as identified in report PLA907) included within Local Plan Policies H1, H2, H3, H4, H5 and E1, E2, E3, E4 and E5, unless they have specifically been identified for reallocation or are identified as part of the existing employment site policies in the Grantham Area Action Plan or the Site Allocation and Policies DPD.

Considerations/reasons for decision:

- 1) Report PLA907 by the Economic Development Portfolio Holder.
- 2) The need to clarify and confirm the status of sites which are allocated in the Adopted South Kesteven Local Plan for housing or employment development, but which have not come forward for that development in the 16 years since the Local Plan was adopted.
- 3) As new plans, policies and allocations are adopted, it is important that those which were adopted under the Local Plan and are not re-allocated under the Local Development Framework are de-allocated.

Other options considered:

- 1) The sites have been assessed for suitability for re-allocation. There are, therefore, no alternatives to consider.
- 2) As examination the DPDs will be tested as to whether they are the most appropriate strategy when considered against reasonable alternatives and that they have been developed from a robust and credible evidence base.

CO20. *BOURNE CORE AREA

11.05am Councillor Smith left the meeting.

Decision:

Cabinet authorises:

- (i) **the allocation of 16 car parking spaces at the Burghley Street car park, Bourne to be used in the Council's Wherry's Lane Development (the Development), withdrawal from public use and**

disposal in association with the disposal of residential accommodation to be provided at the Development. The approximate location of the spaces required is shown hatched red on the plan attached to report AFM214 which is for identification purposes only.

- (ii) the works required at the Burghley Street car park, Bourne to provide approximately 11 additional car parking spaces to be brought into use on the Burghley Street site.**
- (iii) the appointment of a suitably qualified and experienced agent to dispose of the Development (either by sale or rent) to ensure that the best price is achieved for individual units and/or the Development as a whole.**
- (iv) disposal of the Development and/or individual units in accordance with the following marketing proposals:**
 - 1) Freehold disposal of the Development as a whole; (or)**
 - 2) Leasehold disposal of the parts of the scheme being the collective upper residential floors and/or the ground floor retail/commercial parade; (and/or)**
 - 3) Disposal of individual apartments by sale on long lease; (and/or)**
 - 4) Disposal by way of market rent of the residential apartments on assured short hold tenancies; (and)**
 - 5) Disposal by way of commercial market rent of the ground floor rental/commercial units.**
- (v) appropriate marketing of the Development following the grant of satisfactory planning permission for the Development.**
- (vi) a review of marketing proposals within 12 months of the grant of planning permission for the Development.**
- (vii) in the event that the Council retains the freehold ownership of the Development, the management of the Development to be outsourced to an experienced agent.**

Considerations/reasons for decision:

- 1) Report AFM214 by the Economic Development Portfolio Holder.**
- 2) The Non Key Decision to award the design and build contract to the selected contractor subject to planning approval.**
- 3) The need for a number of management issues to be addressed before the development commences.**
- 4) The management of the development is better placed with external agents given its specialist nature.**
- 5) It is essential that the flexibility to dispose of the individual units or the site as a whole as detailed within report AFM214 is permitted to ensure**

officers can react to market changes and the advice of agents marketing the site.

Other options considered:

The option still remains to allow for the immediate sale of the apartments however the opportunity to secure the sale of the whole development represents a more beneficial option in terms of realising the council's capital injection for future regeneration schemes. Advice has been taken in determining this position but should be carefully reviewed.

DATE DECISIONS EFFECTIVE:

Decisions CO19 and CO20 as made on 5th September 2011 can be implemented on 14th September unless subject to call-in by the Scrutiny Committee Chairman or any five members of the Council from any political groups

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