

CHESHIRE EAST COUNCIL

Minutes of a meeting of the
Cabinet Member for Procurement, Assets and Shared Services
held on Monday, 1st November, 2010 at Committee Suite 2/3 - Westfields,
Middlewich Road, Sandbach, CW11 1HZ

PRESENT

Councillor P Mason, Cabinet Member for Procurement, Assets and Shared Services

In attendance

Councillors D Brickhill, A Knowles and J Macrae

Officers

Peter Hall, Head of Property Services
Brian Reed, Democratic Services Manager
Paul Mountford, Democratic Services
Joanne Jones, Property Services
Stuart Harradine, Property Services
Steve Plack, Property Services
Andrew Ross, Property Services
Tessa Leonard, Legal Services

13 DECLARATIONS OF INTEREST

No interests were declared.

14 PUBLIC SPEAKING TIME/OPEN SESSION

There were no members of the public present.

15 LEASE OF LAND AND PROPERTY OFF HIND HEATH ROAD, SANDBACH TO SANDBACH UNITED FOOTBALL CLUB

The Cabinet Member for Procurement, Assets and Shared Services considered a report on the lease of land and property located off Hind Heath Road, Sandbach to Sandbach United Football Club.

In March 2004 the former Congleton Borough Council commissioned PMP leisure consultants to undertake a Leisure Needs Study to evaluate the demand for playing pitches and examine future delivery options for these facilities within the Borough. The study revealed that the most significant shortfall in football provision in the Borough of Congleton was identified as Sandbach.

Sandbach United Football Club (SUFC) is the leading amateur football club in the town. The club has been working with the Football Association and the Council to develop a project which will provide facilities which meet the identified gap in community provision for both grass and synthetic playing pitches. The club will fulfil the service requirements of the Council for the provision of football facilities in the Sandbach area through the implementation of a service level agreement.

The purpose of the report is to consider the lease of land and property off Hind Heath Road, Sandbach to Sandbach United Football Club for a term of 99 years at a nominal rent.

Councillor A Knowles, Cabinet Member for Health and Wellbeing, attended the meeting and spoke in support of the proposal.

RESOLVED

That a 99 year lease be granted to Sandbach United Football Club for the occupation of land and property located off Hind Heath Road, Sandbach on terms and conditions to be determined by the Head of Health and Wellbeing, the Borough Solicitor and Assets Manager.

16 DISPOSAL OF LAND OFF SALLY CLARKE'S LANE, WYBUNBURY TO WYBUNBURY PARISH COUNCIL

The Cabinet Member for Procurement, Assets and Shared Services considered a report proposing the transfer of the freehold interest in an area of former Highways land located off Sally Clarke's Lane, Wybunbury to Wybunbury Parish Council.

The land had been declared surplus to Highways purposes and was not required for service delivery by Cheshire East Council. Wybunbury Parish Council were seeking to use the land for recreational purposes and thus public benefit would be derived from the use of the land. In the transfer of the land Cheshire East Council would relieve itself of all grounds maintenance responsibilities and costs relating to its upkeep. Cheshire East Council would reserve all necessary rights over the land to gain access to the adjacent bridge for maintenance purposes.

Councillor D Brickhill attended the meeting as a local ward Member and spoke on the matter.

RESOLVED

That

- (1) the land located off Bridge Street, Wybunbury as shown edged red on the plan attached to the report be transferred to Wybunbury Parish

Council on terms and conditions to be determined by the Borough Solicitor and Assets Manager; and

- (2) the requisite notice be served to terminate the current occupation of the garage located within the land in question.

17 EXCLUSION OF THE PRESS AND PUBLIC

RESOLVED

That that the press and public be excluded from the meeting during consideration of the following items pursuant to Section 100(A)4 of the Local Government Act 1972 on the grounds that they involve the likely disclosure of exempt information as defined in Paragraph 3 of Part 1 of Schedule 12A to the Local Government Act 1972 and the public interest would not be served in publishing the information.

18 DISPOSAL OF LAND TO THE REAR OF 196 OXFORD ROAD, MACCLESFIELD

The Cabinet Member for Procurement, Assets and Shared Services considered a report on the disposal of land to the rear of 196 Oxford Road, Macclesfield.

RESOLVED

That the sale of land to the rear of 196 Oxford Road to the applicant referred to in the report be refused and the land be retained by Cheshire East Council.

19 DISPOSAL OF LAND TO THE LORD BISHOP OF CHESTER (DIOCESE) AT ACTON CE SCHOOL, NANTWICH

The Cabinet Member for Procurement, Assets and Shared Services considered a report proposing the disposal of land at Acton CE School, Nantwich.

RESOLVED

That the land at Acton CE School, Nantwich shown edged red on the plan attached to the report be disposed of to the Lord Bishop of Chester (Diocese) on terms to be agreed by the Assets Manager and Borough Solicitor and in accordance with Section 16(1) of the 1944 Education Act.

20 DISPOSAL OF CHADWICK FIELDS, MIDDLEWICH

The Cabinet Member for Procurement, Assets and Shared Services considered a report on the leasehold disposal of the land and buildings known as Chadwick Fields (former Day Centre), Middlewich.

RESOLVED

That the leasehold disposal of the land shown edged red on the plan attached to the report, known as Chadwick Fields, Middlewich, to Muir Group Housing Association Limited be approved on the basis set out in the report subject to such other terms and conditions as may be deemed appropriate by the Borough Solicitor and Assets Manager.

21 ACQUISITION OF LAND TO FACILITATE THE CREWE GREEN LINK ROAD SOUTH

The Cabinet Member for Procurement, Assets and Shared Services considered a report on the acquisition of land from the Duchy of Lancaster to facilitate the Crewe Green Link Road South.

Councillor J Macrae, Cabinet Member for Prosperity, attended the meeting and spoke in support of the proposal which would enable the Council to proceed with the development of the Link Road. Councillor D Brickhill attended as a local ward Member and also spoke in support of the proposal.

RESOLVED

That the land located off Weston Gate Roundabout in Crewe, as referred to in the report, be acquired from the Duchy of Lancaster on terms and conditions to be determined by the Head of Regeneration, Assets Manager and Borough Solicitor.

22 TRANSFER OF AREAS OF LAND AT MIDDLEWICH HIGH SCHOOL

The Cabinet Member for Procurement, Assets and Shared Services considered a report which sought approval to the granting of a lease of part of the Middlewich High School site to a third party in exchange for a lease of land to enable a new synthetic pitch to be constructed for use by the school and the community. The report also sought approval to the granting of an option for a ten year period to take further land in exchange for a capital receipt.

RESOLVED

That the Cabinet Member for Procurement, Assets and Shared Services approves that

- (1) a 999 year lease be entered into with Surcoat Group Ltd in respect of the area of land shown edged in red on the plan attached to the report, on terms to be agreed by the Assets Manager in exchange for a 999 year lease of the land shown edged in purple on the plan on terms to be agreed by the Assets Manager, Borough Solicitor and Director of Children's Services to enable a new synthetic pitch to be constructed for use by the school and the community; and

- (2) an option for a ten year period be granted in favour of Surcoat Group Ltd to take a 999 year lease of the land shown edged in yellow on the plan on terms to be agreed by the Assets Manager, Borough Solicitor and Director of Children's Services to facilitate the construction of a Medical Centre in exchange for a capital receipt of £335,000 plus indexation in accordance with the Retail Price Index.

23 DISPOSAL OF LAND TO SIR THOMAS DELVES EDUCATION FOUNDATION AT WYBUNBURY DELVES CE SCHOOL, NANTWICH

The Cabinet Member for Procurement, Assets and Shared Services considered a report on the disposal of land at Wybunbury Delves CE School, Nantwich.

Councillor D Brickhill attended the meeting as a local ward Member and spoke in support of the proposal.

RESOLVED

That the land at Wybunbury Delves CE School, as shown edged red on the plan attached to the report, be disposed of to the Sir Thomas Delves Education Foundation on terms to be agreed by the Assets Manager and Borough Solicitor and in accordance with Section 16(1) of the 1944 Education Act.

24 DISPOSAL OF THE PLAYING FIELDS, SCHOOL BUILDINGS AND SCHOOL HOUSE AT THE FORMER BUERTON PRIMARY SCHOOL

The Cabinet Member for Procurement, Assets and Shared Services considered a report on the disposal of the playing fields, school buildings and school house at the former Buerton Primary School.

RESOLVED

That the Cabinet Member for Procurement, Assets and Shared Services approves

- (1) the freehold sale on the open market of the land shown edged green on the plan attached to the report; and

- (2) the freehold sale of the land shown edged red on the plan to Buerton Parish Council at nil consideration, and a licence agreement be entered into with the Parish Council to enable it to occupy the land shaded blue on the plan until such a time as the land edged green is sold, the land shaded blue to be sold with the land edged green

on the basis set out in the report subject to such other terms and conditions as the Borough Solicitor and the Assets Manager deem appropriate.

The meeting commenced at 10.00 am and concluded at 10.20 am

Councillor Peter Mason (Cabinet Member)