

# **Cabinet Member for Prosperity and Economic Regeneration**

## **Agenda**

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**Date:** Monday, 12th November, 2012  
**Time:** 10.00 am  
**Venue:** Former Members' Room, Town Hall, Macclesfield SK10 1EA

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The agenda is divided into 2 parts. Part 1 is taken in the presence of the public and press. Part 2 items will be considered in the absence of the public and press for the reasons indicated on the agenda and at the foot of each report.

### **PART 1 – MATTERS TO BE CONSIDERED WITH THE PUBLIC AND PRESS PRESENT**

1. **Apologies for Absence**

2. **Declarations of Interest**

To provide an opportunity for Members and Officers to declare any disclosable pecuniary and non-pecuniary interests in any item on the agenda.

3. **Public Speaking Time/Open Session**

In accordance with Procedure Rules Nos.11 and 35 a period of 10 minutes is allocated for members of the public to address the meeting on any matter relevant to the work of the meeting. Individual members of the public may speak for up to 5 minutes but the Chairman or person presiding will decide how the period of time allocated for public speaking will be apportioned where there are a number of speakers. Members of the public are not required to give notice to use this facility. However, as a matter of courtesy, a period of 24 hours' notice is encouraged.

Members of the public wishing to ask a question at the meeting should provide at least three clear working days' notice in writing and should include the question with that notice. This will enable an informed answer to be given.

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**Contact:** Paul Mountford, Democratic Services Officer  
**Tel:** 01270 686472  
**E-Mail:** paul.mountford@cheshireeast.gov.uk

4. **Funding Agreement for Congleton and Sandbach Railway Stations** (Pages 1 - 10)

To consider a report which seeks approval to enter into a funding agreement up to a maximum value of £25,000 (excluding VAT) towards the completion of improvements at Sandbach and Congleton railway stations.

5. **Exclusion of the Press and Public**

The reports relating to the remaining items on the agenda have been withheld from public circulation and deposit pursuant to Section 100(B)(2) of the Local Government Act 1972 on the grounds that the matters may be determined with the press and public excluded.

The Portfolio Holder may decide 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 Paragraphs 1, 2 and 3 of Part 1 of Schedule 12A to the Local Government Act 1972 and public interest would not be served in publishing the information.

## **PART 2 – MATTERS TO BE CONSIDERED WITHOUT THE PUBLIC AND PRESS PRESENT**

6. **Proposed Ground Lease at Wistaston Church Lane Primary School to La Maternelle Ltd - Nursery, Pre-School and out of School Care** (Pages 11 - 22)

To enter into a 25 year ground lease in respect of land forming part of Wistaston Church Lane Primary School.

7. **Lease Renewal, Vodafone Limited, Arclid Wood** (Pages 23 - 26)

To consider a report recommending that the Council enter into a 15 year lease agreement with Vodafone Limited in respect of Cell Site 108, Arclid Wood, Davenport Lane, near Sandbach.

8. **Ridley Hall Barns, Holding 6 - Disposal** (Pages 27 - 32)

To consider a report relating to the disposal of Ridley Hall Barns Holding 6.

## **CHESHIRE EAST COUNCIL**

### **Cabinet Member for Prosperity and Economic Regeneration**

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**Date of Meeting:** 12<sup>th</sup> November 2012  
**Report of:** Head of Highways and Transport  
**Subject/Title:** Funding Agreement for Congleton and Sandbach Railway Stations  
**Portfolio Holder:** Councillor Jamie Macrae

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#### **1.0 Report Summary**

- 1.1 This report seeks approval to enter into a funding agreement up to a maximum value of £25,000 (excluding VAT) towards the completion of improvements at Sandbach and Congleton railway stations.
- 1.2 The report also seeks approval to delegate the final terms and conditions of the funding agreement to the Borough Solicitor in consultation with the Head of Highways and Transport.

#### **2.0 Recommendation(s)**

- 2.1 That the Council enter into a formal funding agreement with Northern Rail Limited (Northern) to the maximum value of £25,000 (excluding VAT) to enable the completion of a scheme of car park improvement and extension works at Sandbach and Congleton railway stations subject to the Borough Solicitor being satisfied that the financial assistance is not State aid or that the recipient will repay funding if required under State aid law.
- 2.2 That the terms and conditions of the funding agreement and any ancillary agreements necessary are delegated to the Borough Solicitor in consultation with the Head of Highways and Transport.

#### **3.0 Reasons for Recommendation(s)**

- 3.1 To provide local 'match funding' and honour the 'in principle' commitment made to Northern Rail Limited in preparing a competitive funding bid for central Government rail funding
- 3.2 To guarantee the delivery of improvements to Sandbach and Congleton railway stations

#### **4.0 Wards Affected**

- 4.1 Sandbach Elworth, Congleton East

**5.0 Local Ward Members**

- 5.1 Cllr David Brown  
Cllr Peter Mason  
Cllr Andrew Thwaite  
Cllr Gill Merry

**6.0 Policy Implications (including carbon reduction and health)**

- 6.1 The investment accords with the Local Transport Plan Implementation Plan (2011-2015) policy S3 – investment in public transport
- 6.2 The investment is expected to encourage the increased use of public transport.

**7.0 Financial Implications (authorised by Director of Finance and Business Services)**

- 7.1 The agreed local transport plan programme for 2012/13 includes a dedicated allowance for investment in railway stations in the Borough
- 7.2 Sufficient budget provision is available to cover the costs of this funding agreement in the 12/13 financial year.
- 7.3 The Council has recently also agreed terms for the sale of surplus land to extend the car park at Sandbach station. This will generate a receipt of £15,000.

**8.0 Legal Implications (authorised by Borough Solicitor)**

- 8.1 It is believed that there is a strong argument that the council support to Northern Rail Limited (Northern) for railway station improvement does not distort competition nor is liable to affect intra Community trade and thus is not State aid. However, there does not appear to be a specific State aid decision linked to the Station Commercial Project Fund.
- 8.2 If there were to be unlawful State aid the council could be required under European Union State aid law (including without limitation under Article 107 of the Treaty on the Functioning of the European Union) to recover the funding with interest from Northern Rail Limited (Northern).

**9.0 Risk Management Implications**

- 9.1 There is both a reputational risk and a risk of losing external funding towards these locally supported enhancements if this funding arrangement is not honoured.

**10.0 Background and Options**

- 10.1 The Station Commercial Project Fund was set up by the Government to enhance railway facilities nationally. This was a competitive process.

- 10.2 Northern Rail bid for enhancements to both Congleton & Sandbach Railway Stations. The total value of improvements is estimated at £1.2M.
- 10.3 The improvements consist of additional car parking at Sandbach railway station (103 extra spaces) and formalising and resurfacing the 'overspill' car park at Congleton to provide an additional 63 spaces. Additionally, both stations will benefit from new signage, installation of CCTV and improved lighting. General arrangement drawings of the proposals are contained in Appendix A.
- 10.4 Northern Rail has committed not to introduce car parking charges at either station during the length of their rail franchise.
- 10.5 As part of the selection process CEC were asked if a financial contribution could be made towards the bid to improve its chances of success. Following consultation with Local Members and reflecting the priorities of the Local Transport Plan, the Director of Places confirmed via letter that a financial contribution would 'in principle' be available. This letter is attached for information at Appendix B.
- 10.6 The Northern Rail bid has been successful and we understand that the offer of financial support was a material consideration in the prioritisation of funding. Accordingly, budget provision was made in the Local Transport Plan 2012/13 programme.
- 10.7 As part of the funding agreement Northern Rail have agreed to issue a joint press release to inform and promote the improvements.

#### **11.0 Access to Information**

The background papers relating to this report can be inspected by contacting the report writer:

Name: Paul Griffiths  
Designation: Principal Transport Officer  
Tel No: 01270 686353  
Email: [paul.griffiths@cheshireeast.gov.uk](mailto:paul.griffiths@cheshireeast.gov.uk)

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TOTAL NO. OF DISABLED CAR PARKING SPACES = 5 NO.

TOTAL NO. OF PARKING SPACES = 94 NO.

URBIS ZXU1 100W METAL HALIDE LUMINAIRE ON  
EXISTING 8M ABACUS DEMOUNTABLE  
COLUMN C/W 1627/120-30 REFLECTOR  
100

- NEW FEEDER PILLAR  
PHOTO-CELL  
TP8&N DISTRIBUTION BOARD  
CCTV COLUMN  
DIAMOND ENGINEERING 2200 3mm SMALL  
SERVICE PILLAR FOR FUTURE USE

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Rev	Description	Date	Dim	CHK
1	XXXXXXXXXX	2017-09-20	/	/

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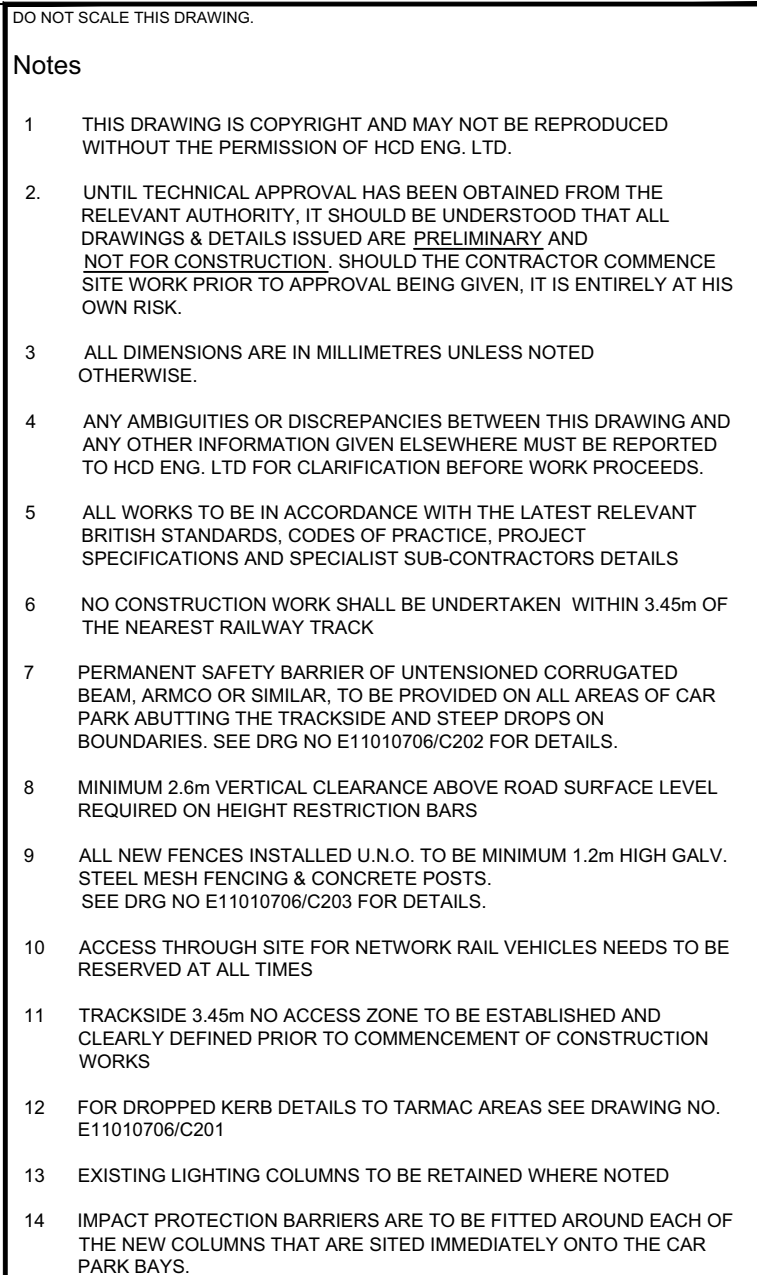
# CONGLETON RAILWAY STATION





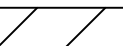
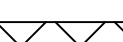






## PROPOSED CAR PARKING LAYOUT OPTION 1

Scale: @ A1	1:200	Job No.	E11010705
Drawn By	LWE	Drawing No.	C102
Checked By	M.A.P.	Revision	-
Drawn Date	JAN 2001		

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	PROPOSED KERB
	PROPOSED DROPPED KERB
	FINISHED CAR PARK LEVELS
	EXISTING LEVELS
	NEW TARMAC PARKING AREA
	EXISTING WEARING/BINDER COURSE TO BE REMOVED AND NEW WEARING COURSE APPLIED
	TRACKSIDE NO ACCESS ZONE - 3.45m FROM NEARSIDE TRACK (J.N.O.)
	NEW TARMAC FOOTPATH CONSTRUCTION
	PROPOSED STEEL MESH FENCING & CONC. POSTS
	PROPOSED 'ARMCO' BARRIER
	DENOTES LIGHTING COLUMN (SEE DRG. NO. E11010706/C211)
	DENOTES CCTV COLUMN (SEE DRG. NO. E11010706/C211)

B	FENCE NOTES ADDED. CONSTRUCTION ISSUE.	19.10.12	JN	MAP
A	TREES TO RETAINED / REMOVED CLARIFIED.	26.06.12	LWE	MAP
Rev	Description	Date	Drn	Chk'd

**HCD**  
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Client \_\_\_\_\_



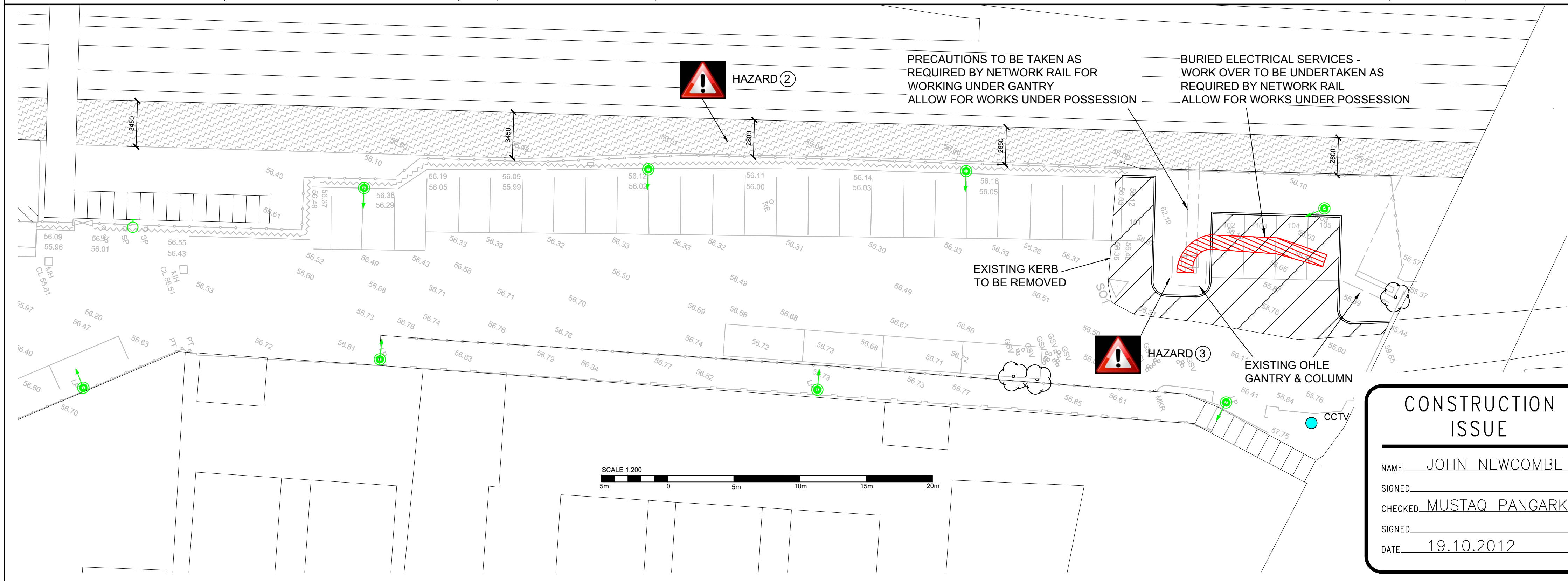
Contract

SCPF CAR PARKS  
SANDBACH  
RAILWAY STATION

Drawing Title

PROPOSED LAYOUT  
EXTERNAL WORKS

Scales @ A1	1:200	Job No.	E11010706
Drawn By	LWE	Drawing No.	C200
Checked By	MAP	Revision	B
Drawn Date	MAY 2012		



HAZARDS:

1. CAR PARK CONSTRUCTION. 24 HOURS MAINTAINERS ACCESS AND OPERATIONAL CAR PARK.
2. LINESIDE WORKING
3. WORKING UNDER OHLE GANTRY
4. IDENTIFY EXISTING UNDERGROUND SERVICES



HAZARD

LIMIT OF 'NO WORKING ZONE' TO BE ESTABLISHED AND MARKED OUT ON SITE PRIOR TO COMMENCEMENT OF SETTING OUT CONSTRUCTION WORKS

FOR ROAD MARKINGS SEE DRG NO  
E11010706/C210

FOR DRAINAGE LAYOUT SEE DRG NO  
E11010706/C205

FOR SETTING OUT SEE DRG NO  
E11010706/C214

### CONSTRUCTION NOTES

- |   |  |
|---|--|
| A | 24 HOUR ACCESS TO BE MAINTAINED FOR NETWORK RAIL MAINTAINER. CENTRAL AISLE OF CAR PARK TO BE KEPT CLEAR THROUGHOUT WORKS |
| B | EXISTING CAR PARKING TO BE MAINTAINED DURING DEVELOPMENT OF NEW PARKING AREA.  |
| C | PROPOSED MAINTAINER ENCLOSURE TO BE PREPARED PRIOR TO REMOVAL OF EXISTING.   |
| D | NEW CAR PARK EXTENSION TO BE COMPLETED PRIOR TO COMMENCEMENT OF REDEVELOPMENT WORKS TO EXISTING CAR PARK AREA.           |
| E | CONTRACTOR TO PROVIDE PHASING REQUIREMENTS TO ACCOMMODATE ABOVE PRIOR TO COMMENCEMENT OF CONTRACT.                       |

# CONSTRUCTION ISSUE

NAME JOHN NEWCOMBE  
SIGNED \_\_\_\_\_  
CHECKED MUSTAQ PANGARKAR  
SIGNED \_\_\_\_\_  
DATE 19.10.2012



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Mr A Tisdell  
Northern House  
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YORK  
YO1 6HZ

Westfields  
Middlewich Road  
SANDBACH  
Cheshire  
CW11 1HZ

Tel: 01270 686607

[www.cheshireeast.gov.uk](http://www.cheshireeast.gov.uk)

Date: 10 June 2011

OUR REF: JN/hc

YOUR REF:

Dear Alan

### **STATION COMMERCIAL PROJECT FACILITY (CP4) FUNDING BIDS FOR CONGLETON AND SANDBACH RAILWAY STATIONS**

I am pleased to confirm Cheshire East Council's full support for the improvement and extension of car parking provision at both Congleton and Sandbach railway stations. Indeed, these improvements have been sought for many years.

Local Elected Members have been briefed on this funding bid and are likewise fully supportive.

Our new Local Transport Plan focuses on the two principal themes of 'Business Growth' and 'Ensuring a Sustainable Future'. Investment in these two projects can help us achieve these aims in a number of ways, including:

Business Growth	Ensuring a Sustainable Future
These stations serve our principle travel to work area of Manchester and the proposals will make it easier for people to seek opportunities for employment.	On-going consultation with local communities has established that there is 'suppressed' demand from commuters put off by limited car parking at (and adjacent to) these stations.
These stations provide rural market towns with a key link to the national transport network. Improvements to accessibility are directly linked to economic growth.	Encouraging modal shift from the private motor car to public transport helps achieve our address local carbon emissions from transport.
Heavy congestion associated with people seeking limited 'on street' parking for the stations acts to reduce the 'quality of place' of the area, impacting on external investment.	These proposals would contribute to the general environmental improvement of Sandbach and Congleton,

In addition, one of the principle themes in the Council's recent bid for funding from the Government's Local Sustainable Transport Fund focuses on 'Enabling Smarter Travel Choices'. This includes targeted marketing campaigns, employer engagement and a range of incentives and reward promotions. Clearly, the investment in facilities at both Congleton and Sandbach railway stations would directly complement this.

As a measure of the importance this Council places on securing this funding, we would, after examining the proposals in detail, be prepared to make a local financial contribution towards these schemes from our own resources. Please liaise directly with my officer Paul Griffiths (01270 686353) on this aspect.

I wish you every success with this funding bid and look forward to developing and promoting improved rail access from Congleton and Sandbach in partnership with Northern Rail.

Yours sincerely



**John Nicholson**  
**Strategic Director - Places**

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