

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Cabinet Member for Finance**
held on Tuesday, 29th October, 2013 in Committee Suite 1, Westfields,
Middlewich Road, Sandbach CW11 1HZ

PRESENT

Councillors P Raynes.

Councillor in attendance:

Councillor P Mason.

Officers in attendance:

P Hall (Head of Property Services)

S Plack (Senior Valuer, Asset Management Service)

Cherry Foreman (Democratic Services)

19 APOLOGIES FOR ABSENCE

There were no apologies for absence.

20 DECLARATIONS OF INTEREST

There were no declarations of interest.

21 PUBLIC SPEAKING TIME/OPEN SESSION

John Tomlinson, a resident of Alderley Edge, attended the meeting and sought clarification in respect of other options or alternatives that had been considered, whether the value of the land concerned might be affected by proposals in the Local Plan which was currently being consulted on, and the actual process followed to reach this point.

The Portfolio Holder responded that a range of options and alternatives had been considered, over a lengthy period of time, and that the option now proposed was considered to provide the best position for Alderley Edge; it was also the best for attracting investment on the site for which an adequate period of time was needed in order to realise that investment.

22 LAND OFF WILMSLOW ROAD, ALDERLEY EDGE

The decision sought was to enable the Council to safeguard the current planning status of this area of land, to potentially use the land for beneficial community/local economic purposes, and to retain the opportunity to realise potential future financial or beneficial use which might become available. In addition it would protect the current status of the land as Green belt regardless of changes in planning policy during the term of the lease.

The area of land, of approximately 8.6 acres, had originally been acquired as a part of a larger parcel for the construction of the Alderley Edge bypass but was now deemed surplus to operational requirements; it had been subject to the necessary administrative process in accordance with Crichel Down Rules without claim of acquisition rights.

The land had been the subject of numerous enquiries regarding its availability from local businesses, social users and development companies seeking to progress residential/commercial opportunities. The Council had the opportunity of using the land for purely 'holding' purposes or to potentially enable its use for defined community/local economic benefits pending greater financial or beneficial use at a later date through changes in planning policy.

The Portfolio Holder reiterated that he was satisfied that all available options and alternatives had been considered and that the recommendation now being considered would be the most favourable for the residents of Alderley Edge.

RESOLVED

1. That approval be given to seek open market tenders for the grant of a lease for a term of 50 years for the area shown on the plan attached to the Committee report.
2. That consideration be given to all offers and that approval be given, or sought in line with Council's Constitution, of any offer received.
3. That the Lease be advertised on the following terms: -
 - 50 year lease contracted out of the Landlord and Tenant Act 1954;
 - Restricted user clause allowing community uses;
 - Rental premium and or annual rental for the term of lease; and
 - The open market tender process be followed.

The meeting commenced at 9.30 am and concluded at 9.45 am