

# **CHESHIRE EAST COUNCIL**

Minutes of a meeting of the **Cabinet Member for Finance**  
held on Monday, 8th December, 2014 at Committee Suite 1,2 & 3, Westfields,  
Middlewich Road, Sandbach CW11 1HZ

## **PRESENT**

Councillor P Raynes

## **Councillors in attendance:**

Councillor R Cartlidge and P Mason.

## **Officers in attendance:**

David Job – County Land Agent

Joanne Jones – Property Services Manager

John Willis – Inward Investment and Business Manager

Cherry Foreman - Democratic Services Officer

## **26 APOLOGIES FOR ABSENCE**

There were no apologies for absence.

## **27 DECLARATIONS OF INTEREST**

There were no declarations of interest.

## **28 PUBLIC SPEAKING TIME/OPEN SESSION**

There were no members of the public present.

## **29 MINSHULL NEW ROAD, CREWE - DISPOSAL OF LAND**

It was reported that the proposed sale of this land would enable Bentley Motors Ltd to affect their continuous expansion plans within Crewe and support their sustainability within Crewe as a major employer and investor in the local economy. It would generate a significant capital receipt and was consistent with the Council's policies on asset rationalisation and disposal to reduce ongoing revenue costs and carbon tax liability.

The sites had not been offered on the open market and in order to satisfy itself that the requirement to obtain best consideration has been satisfied the Council had obtained external professional valuation advice.

The land and buildings concerned consist of part public open space, part unallocated housing designation, and a leased out area to the Girl Guides Association. The lease to the Guides makes provision for their building to be relocated within a short distance and Bentley Motors Ltd has confirmed it will make the necessary re-provision for the Guides at its own expense as part of the acquisition process.

At the meeting it was noted that the report incorrectly stated the local ward; it should have said the land fell in Crewe St Barnabas with the Local Ward Member being Cllr Roy Cartlidge. In addition the location plan attached to the report did not show the Girl Guides Headquarters site edged in red. The report and

location plan on the website have now been amended accordingly. Cllr Cartlidge informed the Portfolio Holder that some residents nearby were concerned about the surface condition of the rear access to their properties; the Portfolio Holder said that this would be investigated further.

## **RESOLVED**

1. That the freehold interest in the land and buildings edged in red on the plan attached to the report, known as land to the west of Minshull Road, Crewe, and the Girl Guide Headquarters site, Pym's Lane, Crewe, be sold to Bentley Motors Ltd upon the terms outlined within this report.
2. That the Director of Economic Growth and Prosperity, and the Head of Legal Services, declare the land surplus to requirements and be given delegated authority to finalise the details of the sale in accordance with the terms and conditions outlined in this report, including completion of the public open spaces procedure and to sign off the decision to complete that process.

## **30 BATHERTON FARMS ESTATE - LEASE OF LAND**

It was reported that the lease of land concerned the terms for the use of 1.92 acres of land, shown shaded red on the plan attached to the report, by Stapeley Broad Lane Primary School, an academy with a 125 year lease on property from the Council.

The proposal for the creation of an off road car park had been developed by the School, in conjunction with the diocese, in response to concerns about the safety of pupils, staff and visitors particularly at drop off and picking up time when the road became severely congested.

In 2010 the Cabinet Member for Procurement, Assets and Shared Services had authorised that land forming part of the Batherton Farms Estate (Holding 8) comprising up to 1.92 acres, be declared surplus to the requirements of the Council, in order to facilitate its sale for the purposes of the School; since then it had continued to be farmed within an agricultural tenancy.

The proposal sought approval for the grant of a long lease for a premium of £25,000; it was reported that the unrestricted value of the land concerned was approximately £34,000. The farms estate revenue budget will sustain of loss of approx. £228 pa.

## **RESOLVED**

That Stapeley Broad Lane C of E Primary School be granted a long lease on the terms mirroring the length of term for the existing lease for the school site and restricting the use of the land to car park and additional play area (subject to planning consent) for a lease premium of £25,000 and subject to an annual peppercorn rent.

The meeting commenced at 12.30 pm and concluded at 12.40 pm

