

DECISION NOTICE

Notice is given that the following decision has been taken under the Provisions set out in the Council's Constitution

Decision maker: Cabinet Member for Regeneration and Assets

Date: 15 December 2015

Decision in the matter of: Crewe Town Centre Regeneration Delivery Framework for Growth

- Decision:**
1. That approval be given to the proposed revisions to the draft 'Crewe Town Centre Regeneration Delivery Framework for Growth' report, to take account of comments made during the consultation.
 2. That the planning policy position relating to the town centre, that was previously agreed at Cabinet and remains substantially unchanged, which supports the strengthening of Crewe town centre in terms of its boundary and the range of uses within it be endorsed, to ensure it can be more competitive against out-of-centre developments, with consolidation of the town centre's retail and leisure core.
 3. That approval be given to the publication of the 'Overview of Findings' report and for it to be shared with third parties including local stakeholders and media.
 4. That support be given to the sharing of this report with other Council services, to help ensure 'joined-up' planning and decision-making.

Background: In April, Cabinet approved a new Crewe Town Centre Regeneration Delivery Framework for Growth which sets out an ambitious blueprint for the future of the town centre through development that would bring in millions of pounds of new investment. As well as physical development of key sites, it recognises the need to tighten planning policy so that the town centre is in a much stronger position to compete against out-of-centre locations and help prevent leakage of retail and leisure investment and footfall.

An invitation for local residents and businesses to give voice to their opinions on this landmark report, as part of its first ‘Your Town, Your Choice’ consultation, resulted in a very positive response with record levels of interest, reflecting a shared ambition for growth and investment in Crewe.

The report considers the findings of this consultation, and proposes revisions to the draft *Regeneration Delivery Framework*, to take account of comments made during the consultation. The proposed approach confirms with Government guidance and the Council’s saved and emerging Local Plan policies.

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

Approved:

Signed
Councillor Don Stockton (Cabinet Member for Regeneration and Assets)

Date: 15 December 2015

Advising Officer:

Signed
Jez Goodman (Regeneration Programme Manager Crewe)

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Date: 15 December 2015

Decision in the matter of: Land at Weston Estate, Macclesfield

Decision:

1. That approval be given to advertise the Council's intention to dispose of the six parcels of land which provide Public Open Space and to follow the statutory procedure in respect of the same.
2. That the land be declared surplus to requirements and consideration be given to any objections and/or representations which are made to the proposed disposals.
3. That approval be given to proceed to dispose of the land to a Named Party, Peaks and Plains, for the provision of affordable housing. The disposal shall be in such terms and conditions as required by the Executive Director of Economic Growth and Prosperity in consultation with the Head of Legal Services and Monitoring Officer and the Head of Assets.

Background: There is a high level of demand for affordable housing in Macclesfield, and especially for housing on the Weston estate. In addition the Strategic Housing Market Assessment carried out in 2013 identified an annual need for 180 additional affordable homes in Macclesfield, per annum over a five year period

Cheshire Peaks and Plains Housing Trust has produced proposals for the development of a number of sites in order to provide thirty-one affordable housing units in the area.

The Council has taken independent advice which indicates that the proposed development is not viable without combining Peaks and Plains adjoining land. In addition, the advice indicates that if the land was offered to the open market the Council's costs of sale would likely to outweigh the capital receipts.

In addition Peaks & Plains advised that due to the level of open market values on the Weston estate the project would not be viable with any shared ownership units included. The rental income over the thirty year business plan makes the scheme viable compared to a one off capital receipt from a shared ownership sale. Whilst the Council will not receive a receipt for the land the development of thirty-one new homes will bring forward New Homes Bonus including the affordable housing premium additional council tax revenue.

Background Documents:	The background papers relating to this report can be inspected by contacting the report writer.
Approved:	Signed Councillor Don Stockton (Cabinet Member for Regeneration and Assets)
Date:	15 December 2015
Advising Officer:	Signed Adrian Williams (Senior Surveyor)

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Date: 15 December 2015

Decision in the matter of: Open Arms Youth Project, Handforth

Decision: That Open Arms be granted a new twenty year lease at an undervalue, reviewed at the Landlords discretion to Market Rent on every fifth anniversary of the lease.

Background: Cheshire East Council has agreed to accept the surrender and simultaneously grant Open Arms Youth Project a new lease as it will allow the Open Arms Youth Project to sub-let of part of their building to the Riverside Housing Association, who in turn would meet most of the costs incurred in occupying the premises.

The Open Arms Youth Project has advised that they are unable to pay Market Rent and have requested a peppercorn rent (Undervalue).

The opportunities for the local community will be greatly enhanced by retaining an estate based housing service and extend the use of the venue by hosting a range of additional facilities and services to form a robust community hub. Granting a new 20 year lease on full repairing and insuring terms would ensure the costs of maintaining repairing and insuring the building would be met by the tenant rather than by the Council.

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

Approved:

Signed
Councillor Don Stockton (Cabinet Member for Regeneration and Assets)

Date: 15 December 2015

**Advising
Officer:**

Signed
Adrian Williams (Senior Surveyor)