

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Cabinet Member for Regeneration and Assets**
held on Tuesday, 15th December, 2015 in Committee Suite 1, Westfields,
Middlewich Road, Sandbach CW11 1HZ

PRESENT

Councillor D Stockton

Also Present:

Councillors B Burkhill, T Dean and D Mahon.

Officers in attendance:

Jez Goodman – Regeneration Project Manager, Crewe
Christopher Jackson – Senior Project Officer, Regeneration
Joanne Jones – Property Services Manager
Karen Tierney – Regeneration and Major Projects Officer
Adrian Williams – Senior Surveyor
Cherry Foreman – Democratic Services Officer

45 APOLOGIES FOR ABSENCE

There were no apologies for absence.

46 DECLARATIONS OF INTEREST

Item 6 – Open Arms Project, Handforth

For reasons of openness Councillors B Burkhill and D Mahon declared they were the local ward members.

47 PUBLIC SPEAKING TIME/OPEN SESSION

No members of the public were present.

48 CREWE TOWN CENTRE REGENERATION DELIVERY FRAMEWORK FOR GROWTH

It was reported that in April Cabinet had approved a new Crewe Town Centre Regeneration Delivery Framework for Growth which set 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 the physical development of key sites, it recognised the need to tighten planning policy so that the town centre was in a much stronger position to compete against out-of-centre locations and so help prevent leakage of retail and leisure investment and footfall.

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

Consideration was given to the findings of this consultation, and proposed revisions to the draft *Regeneration Delivery Framework*, to take account of comments made during the consultation. The proposed approach conformed with Government guidance and the Council's saved and emerging Local Plan policies.

RESOLVED

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.

49 LAND AT WESTON ESTATE, MACCLESFIELD

It was reported that there was a high level of demand for affordable housing in Macclesfield, especially for housing on the Weston estate and, in addition, the Strategic Housing Market Assessment carried out in 2013 had identified an annual need for 180 additional affordable homes in Macclesfield, per annum over a five year period

Cheshire Peaks and Plains Housing Trust had produced proposals to combine some areas of Cheshire East owned land with adjacent land under its ownership in order to develop the combined sites and so provide thirty-one affordable housing units in the area. The Council took independent advice which indicated that the proposed developments were not viable without combining the areas of adjoining land. In addition, the advice indicated that if the land was offered to the open market the Council's costs of sale would be likely to outweigh the capital receipts.

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 made 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. In response to a Members question it was confirmed that with such sales it was normal for the transfer costs to be paid by the body receiving the land.

RESOLVED

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.

50 OPEN ARMS YOUTH PROJECT, HANDFORTH

It was reported that Cheshire East Council had agreed to accept the surrender, and to simultaneously grant to the Open Arms Youth Project, a new lease as it will allow them 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 had advised that they are unable to pay Market Rent and have requested a peppercorn rent (Undervalue).

The opportunities for the local community would 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 also ensure the costs of maintaining repairing and insuring the building would be met by the tenant rather than by the Council.

RESOLVED

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.

The meeting commenced at 10.15 am and concluded at 10.30 am