

POLICY AND RESOURCES COMMITTEE

Date: 05 September 2016

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 7.30pm

Present: Councillors: Richard Lewis (Chairman)
Glenvil Greenwood-Smith (Vice-Chairman)
Steven North (Leader of the Council)
Glenn Harwood MBE (Deputy Leader of the Council)

Tony Boto Roger Glithero JP
David Brackenbury Dudley Hughes JP
Val Carter Philip Stearn

139. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Wendy Brackenbury, Helen Harrison, Marika Hillson, Andy Mercer and Sarah Peacock.

140. MINUTES OF PREVIOUS MEETING

The minutes of the meeting held on 11 July 2016 were approved and signed by the Chairman.

141. DECLARATIONS OF INTEREST

No declarations of interest were made.

142. QUESTIONS UNDER COUNCIL PROCEDURE RULE 10.3

There were no questions submitted under Procedure Rule 10.3.

143. MINUTES OF SUB-COMMITTEES AND WORKING PARTIES

a) Housing Policy Working Party – 15 June 2016

The minutes of the meeting of the Housing Policy Working Party held on 15 June 2016 were received (see pages 119 to 123).

b) Finance Sub Committee – 11 July 2016

The minutes of the meeting of the Finance Sub Committee held on 11 July 2016 were received (see pages 124 to 125).

The Chief Executive confirmed that if the expected planning appeal on the land at Smithfield Place was dismissed, the Finance Sub Committee would need to reconsider the options for the land.

c) Finance Sub Committee – 22 August 2016

The minutes of the meeting of the Finance Sub Committee held on 22 August 2016 were received (see pages 126 to 129).

The Chief Executive informed the Committee that in respect of the sale of land at Ditchford Lakes, no representations had been made during the public consultation and therefore legal instructions had now been issued. In relation to the land at Kings Cliffe, the purchasers had now advised that they would not be renewing the option agreement. A report would be taken to the Finance Sub Committee to consider the options.

144. THE UNAUTHORISED DEPOSIT OF WASTE (FIXED PENALTIES) REGULATIONS 2016

The Head of Environmental Services presented a report which informed Members of the new powers available under The Unauthorised Deposit of Waste (Fixed Penalties) Regulations 2016, which included the ability to use Fixed Penalty Notices (FPN) against persons responsible for fly tipping.

In 2014/15, the Council received 437 reports of fly tipping which had cost £21,000 to remove and clear. Since 2013, there had been 11 prosecutions, three outstanding warrants and over 40 FPNs issued for those failing to produce the correct authority to transport waste, resulting in over £17,000 of fines for those offences.

The Government had now brought forward The Unauthorised Deposit of Waste (Fixed Penalties) Regulations 2016 which introduced a power to serve a FPN on a person found to be responsible for fly tipping offences. The Council could still opt for prosecution of large scale and significant incidents, as well as repeat offenders. The regulations gave the Council the power to set the level of fixed penalty up to a maximum of £400. An early payment discount was allowed to be applied to fines paid within 10 days of issue.

RESOLVED:

That the activities that have been taking place to deal with offences of fly tipping be noted.

R.8 RESOLVED TO RECOMMEND TO COUNCIL:

- (i) That The Unauthorised Deposit of Waste (Fixed Penalties) Regulations 2016 be adopted;
- (ii) That the level of Fixed Penalty Notice be set at the legally allowable maximum of £400 and £300 for the reduced rate; and
- (iii) That authority be delegated to the Executive Director, Head of Environmental Services, Waste Services Manager, Environmental Protection Manager, Health Protection Manager, Waste Management Officer and Environmental Services Officer for the powers in The Unauthorised Deposit of Waste (Fixed Penalties) Regulations 2016.

(Reason – to ensure legislative compliance and the appropriate governance framework is in place within the Constitution.)

145. VOLUNTARY SECTOR GRANTS

The Community Partnerships Manager presented a report which informed Members of the recommendations of the Member Panel appointed to review the current Voluntary Sector Grants Scheme and how it could operate from 1 April 2017.

The Panel had considered the performance and delivery of the current grant providers and had also looked at the current state of the sector and the wider services provided across the county. It was noted that several changes had occurred since the current round of grants had been awarded, including the decommissioning of detached youth work by the County Council and an increase in early help and prevention services.

The current three thematic themes were advice and information; counselling and support and community transport.

The Panel believed that it was highly likely that the demand for specialist debt advice and services would increase and therefore were satisfied that this theme should be retained. The term 'Debt Management' was felt to be more appropriate than advice and information as it focussed more clearly on the specialist work being provided.

The Panel acknowledged that mental health was an area of concern to many and felt that due to the uncertainty around commissioned services that the counselling and support theme should be retained but with a stronger focus on mental health.

The Panel felt that the community transport theme should be retained but the Council should be mindful of any future developments. The Scrutiny Committee had been undertaking a review of public transport and was due to report shortly and their findings would inform recommendations on future funding for community transport. The Panel therefore recommended that, as part of the grant awarding process for this area, applicants would need to include details of what could be achieved if future additional funding was available.

The Panel also considered the name of the scheme and felt that the words 'voluntary sector' were now outdated and felt that 'Community Support Grants' would be more appropriate.

RESOLVED:

- (i) That the notes of the Member Panel meeting held on 2 August 2016 be received;
- (ii) That the Panel's recommendations, as set out in Section 6 of the report, be approved; and
- (iii) That the indicative timeframe for the application, evaluation and awarding processes be endorsed.

(Reason – to support key services provided by community and third sector organisations that contribute to the achievement of our Corporate Plan outcomes.)

146. EXCLUSION OF PUBLIC AND PRESS

RESOLVED:

That the public and press be excluded from the meeting during consideration of the following items of business because exempt information, as defined under paragraphs 2 and 3 of Schedule 12A of the Local Government Act 1972, may be disclosed.

147. REQUEST FOR USE OF S106 FUNDS FOR THE GRENSON'S BUILDING, ALLEN ROAD, RUSHDEN

The Housing Strategy and Delivery Manager presented a report which asked Members to consider a request for use of S106 funds to convert and renovate the Grenson's Building at Allen Road, Rushden to 14 x 2 bedroom flats for affordable rent.

In 2012, the Council secured an off-site affordable contribution of £376,000 from the McCarthy and Stone development at Townsend Court in Rushden. £231,258 of the contribution remained which must be spent on affordable housing in Rushden by October 2017 or be returned to the developer.

RESOLVED:

That the use of the remaining £231,258 in S106 monies to contribute to the funding for the works required to convert the Grenson's Building at Allen Road, Rushden to 14 x 2 bedroom flats for affordable rent be approved.

(Reason – to ensure best value for money to the Council in supporting the development of affordable housing in the district.)

148. ROCKINGHAM FOREST HOUSING ASSOCIATION – REQUEST FOR REMOVAL OF CLAWBACK AND COVENANTS IN RELATION TO SALE OF GARDEN LAND

The Housing Strategy and Delivery Manager presented a report which informed Members that Rockingham Forest Housing Association (RFHA) had received a request to sell a portion of the garden of one of their properties to an adjoining occupier. They now requested the Council's agreement to the sale and to the proceeds from the sale being used to help fund their proposed development at Elizabeth Way, Higham Ferrers.

Due to a restriction in the title deeds, RFHA needed to get the agreement of the Council in order to sell the land, which would also be subject to the clawback provisions contained in the transfer agreement RFHA entered into with the Council in 1993.

R.9 RESOLVED TO RECOMMEND TO COUNCIL:

- (i) That the covenants restricting the sale of the surplus garden land be removed;
- (ii) That the clawback provision remains in place with the ENC share of the sale proceeds to be paid into a ring-fenced fund to assist with the development or acquisition of further affordable housing by Rockingham Forest Housing Association in the district;

- (iii) That authority to agree how the fund would be spent be delegated to the Executive Director or Head of Planning Services, in consultation with the Chairman and Vice Chairman of the Policy and Resources Committee and the Housing Strategy Manager and Environmental Protection Manager; and
- (iv) That a new covenant be placed on the land such that ENC shares in the value of any uplift in value should planning permission subsequently be granted on it.

(Reason – to respond to a request from the Rockingham Forest Housing Association.)

149. PROVISION OF FOOTBALL DEVELOPMENT CENTRE AT HIGHAM FERRERS

The Chief Executive presented a report which sought agreement for use of the New Homes Bonus Stream Three Infrastructure Reserve to support the development of a Football Development Centre at Higham Ferrers by the Northamptonshire Football Association (NFA).

The NFA was currently based in Northampton and had been seeking for some years to relocate to a purpose-built facility which would provide several football pitches, including one 4G artificial pitch, plus changing facilities and office accommodation. An opportunity had now arisen for them to relocate to land owned by the Duchy of Lancaster, south of Moulton College in Higham Ferrers.

Members fully supported the proposal as there was currently a shortage of quality football pitches in the district and it would also support the Council's developing Healthy and Active Lifestyles Strategy which placed an emphasis on there being a wide variety of sporting and leisure activities across the area.

RESOLVED:

- (i) That the use of up to £250k from the New Homes Bonus Stream Three Infrastructure Reserve to support the creation of a Football Development Centre in Higham Ferrers, in partnership with the Northamptonshire FA be approved; and
- (ii) To delegate authority to the Chief Executive, in consultation with the Leader and the Chairman of the Policy and Resources Committee, to negotiate the terms of the funding agreement with the Northamptonshire FA.

(Reason – to provide much needed sporting facilities in the South of the District and obtain the best value for the Council's financial contribution.)

150. REPLACEMENT OF THE FOOTBRIDGE OVER THE RIVER NENE AT ISLIP

The Executive Director presented a report which sought agreement for use of the New Homes Bonus Stream Three Infrastructure Reserve to enable the replacement of a footbridge over the River Nene at Islip which was currently an obstacle for navigation.

To ensure that the scheme was not put at risk, Councillor David Brackenbury moved an amendment to the recommendation that up to £70,000 could be used if alternative sources of funding were not available. On being put to the vote, the amendment was carried.

RESOLVED:

That the use of up to £70,000 from the New Homes Bonus Stream Three Infrastructure Reserve towards the replacement of the Islip Footbridge be approved.

(Reason – to improve the navigation and hence use of the River Nene for the benefit of the local economy.)

Chairman



**Housing Policy Working Party
Minutes of meeting held on Wednesday
15 June 2016 at 2pm in the Kasen Room**

Present

Councillors	Tony Boto	TB
	Richard Lewis	RL
	Helen Harrison	HH
	Steven North	SN
Executive Director	Sharn Matthews	SM
Head of Planning Services	Paul Bland	PB
Housing Services Officer	Louise Bagley	LB
Housing Strategy and Delivery Manager	Carol Conway	CC
Housing Enabling Officer	Aine Cooper	AC
Interim Protection Manager	Jenny Walker	JW
Homes Direct Representative	Beverley Tebbutt	BT

		<u>ACTION</u>
1.	Appointment Of Chairman	
1.1	Councillor Tony Boto to be appointed Chairman of the Housing Policy Working Party for the year 2016/17	
2.	Apologies	
2.1	Apologies for absence were received from Councillor Sarah Peacock and Richard Palmer	
3.	Appointment Of Vice Chairman	
3.1	Councillor Helen Harrison to be appointed Vice-Chairman of the Housing Policy Working Party for the year 2016/17	
4.	Minutes of the meeting of 20 April 2016	
4.1	The minutes of the meeting held on 20 April 2016 were approved and signed by the Chairman.	
4.2	Starter Homes Consultation - Response	

	<p>PB gave a brief summary regarding the planning issues in regard to the starter homes consultation. A Members briefing will be issued to all councillors within the next 3 /4 weeks</p> <p>TB enquired about the Joint Core Strategy. PB replied that it is to be adopted in July and the Local Plan is already in place.</p>	
5.	Matters arising	
5.1	Welfare Reform Update	
	<p>SM provided an update from Lucy Hogston (Benefits Manager) that from late Autumn 2016 the Benefit Cap will be lowered from £26,000 to £20,000 per annum</p>	
6.	Housing and Planning Act and Welfare Reform updates	
6.1	<p>CC reported that the Housing and Planning Act 2016 had now completed its passage through parliament and received Royal Assent. The main implications for ENC are as follows:</p>	
6.2	<ul style="list-style-type: none"> • The government aims to build 200,000 starter homes exclusively for first time buyers aged over 23 and under 40 for sale at a 20% discount on market prices. • The Act creates a new duty on all local authority planning departments to promote the supply of starter homes in their area. • The government can set regulations to require starter homes to be included on residential sites, but rural exception sites will be exempt. The government is consulting on the detail of this. • Increased government powers where the LA does not have a local plan • The government will have powers to grant automatic planning consent on any land allocated in a Development Plan Document • A package of measures to tackle rogue landlords in the private rented sector • Enabling private landlords to regain possession of property they believe to be abandoned without a court order • Duty on LAs to ensure they have enough plots available for self build to meet local demand. 	
7.	Working Party Risk Review	
7.1	<p>SM presented a Risk Review report which highlighted 5 Risks relevant to the HPWP which are briefly summarised below:-</p> <ol style="list-style-type: none"> 1) Failure to deliver sufficient affordable housing in the district 2) Fraudulent homeless and housing register applications 3) Increase in appeals against homelessness and housing register decisions 	

	<p>4) Increase in homelessness applications 5) Cessation of the Choice Based Lettings Scheme</p> <p>SM noted a further problem regarding the Local Housing Allowance (LHA) Cap and the Shared Accommodation Rate (SAR) which needs to be formalised as a risk as these housing benefit restrictions are impacting on our ability to house our applicants. Mitigating actions were to</p> <ul style="list-style-type: none"> • work with Registered Providers to find solutions • monitor the situation and gather case studies with a view to challenging the LHA rate as it is much lower than rents charged in the district. <p><i>However, advice was provided after the meeting as follows:</i></p> <ul style="list-style-type: none"> • <i>The LHA rate cannot be appealed through the normal Housing Benefit appeals process. It may be possible to appeal to the Valuation Office Agency (VOA) directly. The other option is to appeal the Broad Rental Market Areas (BRMA) but this can only be done by Judicial Review.</i> • <i>In any event an appeal is unlikely to be successful. ENC's LHA rates are based on two BRMAs - Peterborough and Northants & Central. When the VOA set the LHA rates they looked at the whole of the BRMA not just East Northants, and although East Northants shared accommodation rents are higher than the SAR this may not be the case in Corby, Kettering and Wellingborough which are also included in our BRMA. In addition to this the LHA rates are then set at the 30th percentile, so are lower than average rents. Also from 2016 LHA rates are going to be frozen for 4 years, so even if the market does change or we find further evidence of higher rents they cannot be changed during that time.</i> 	
8.	Housing Allocations Policy Review – income, capital, affordability, home owners, home ownership initiatives	
8.1	<p>At the meeting held on 20 April 2016 the Housing Policy Working Party considered a paper which outlined the housing position in the district in respect of:</p> <ul style="list-style-type: none"> • affordable stock in the district • numbers on the housing needs register • homelessness figures • income levels • house prices and private rents • recent changes to legislation and government housing and welfare policy • right to buy • access to shared ownership • current eligibility on the council's housing needs register for home owners, and people who could afford to purchase 	

8.2	<p>Concern had been raised that the income levels reported from the CACI data were artificially low as they had included pensioner households who would generally be on lower incomes than working households but may be asset rich.</p> <p>Members had requested that more work be undertaken to ascertain what pensioner household incomes were in the district to in turn enable an estimation of the incomes of working age households. At this stage it has not been possible to do so as the CACI data on which the figures are based does not break down incomes by age group. Incomes are not included in the Census data.</p> <p>A discussion took place regarding how to improve the way in which information on household incomes was collected on the housing register application forms and changes that were required to get more accurate data.</p>	
8.3	<p>The following changes to the Allocations Policy were agreed</p> <ul style="list-style-type: none"> • Owner-occupiers of all ages will only be eligible if either:- <ul style="list-style-type: none"> i. They are unable to afford their current accommodation; or ii. Their current accommodation is unsuitable for their needs <p>And they have insufficient assets and/or income to purchase a suitable property, either outright or on a shared ownership basis</p> • Applicants will have to declare their income within set bands, as well as any assets. They will be advised that they will be expected to: <ul style="list-style-type: none"> i. Provide proof of income and assets before they will be allocated a property ii. Advise Homes Direct of any changes in circumstances, including any increase in their income or assets. 	
8.4	<p>Members also agreed, in respect of older owner-occupiers that the level of capital that can be retained from the sale of their home either to live on, or to keep as savings (e.g. for future care needs) was £16,000 per household, which is in line with the benefit level.</p>	
8.5	<p>Regarding a further recommendation to amend ENC's allocation policy to enable individual RP allocation policies to be taken into account, provided this is clearly stated in the advert under the CBL Scheme, SN suggested that this recommendation required further discussion and the item be deferred to the next meeting.</p>	CC
8.6	<p>It was further agreed that consultation would need to be undertaken with RPs to ensure that blanket policies are not</p>	

	<p>being implemented and that 75% of vacancies or more are let according to the council's allocations policy.</p> <p>The allocations policy review timetable is to be updated and the consultation draft of the revised policy is to be taken to the Policy & Resources Committee meeting of 5 December.</p>	
9.	Any Other Business	
9.1	<p>AC provided a paper for Members information, regarding a Shared Ownership Event which had been held on Saturday, 11th June, to promote the substantial increase in shared ownership properties available in the district. Over 150 people had attended the event.</p> <p>CC thanked AC for all her hard work on this successful event, particularly as it had been held at the weekend.</p>	
10.	Next Meeting	
10.1	The next meeting will be held on 13 July 2016 at 2:00pm in the Kasen Room	
10.2	<p>Dates for future meetings are:</p> <ul style="list-style-type: none"> • 7 September • 12 October • 9 November • 7 December – all meetings will commence at 2pm. 	
	The meeting concluded at 15.50.	



Finance Sub-Committee

Minutes of a meeting held on Monday 11 July 2016 at 7.00pm, East Northamptonshire House, Thrapston

Present: Councillors: Steven North (Chairman)
Val Carter
Roger Glithero JP
Glenvil Greenwood-Smith
Glenn Harwood MBE
Richard Lewis

Officers: David Oliver (Chief Executive)
Sharn Matthews (Executive Director)
Glenn Hammons (Chief Finance Officer)
Michelle Drewery (Finance Manager)

1.0 APOLOGIES FOR ABSENCE

1.1 Apologies for absence were received from Councillor David Brackenbury.

2.0 DECLARATIONS OF INTEREST

2.1 No interests were declared.

3.0 EXCLUSION OF PUBLIC AND PRESS

RESOLVED:

That the public and press be excluded from the meeting during consideration of the following items of business because exempt information, as defined under paragraph 3 of Part 1 of Schedule 12a of the Local Government Act 1972, may be disclosed.

4.0 DISPOSAL OF COUNCIL LAND

4.1 The Chief Executive presented a report which informed Members of the outcome of discussions with the Wildlife Trust regarding the boundary of the area to be managed by them under a new Management Agreement, and to seek approval for the sale of land at Ditchford Lakes.

RESOLVED:

- (i) That the agreement reached with the Wildlife Trust over the management agreement for the majority of the Ditchford Lakes site be noted;
- (ii) That, subject to a satisfactory valuation, the sale of tranche 1 of the remainder to LXB and the option for the sale of tranche 2 at a later date be approved; and

- (iii) To delegate authority to the Chief Executive, in consultation with the Chairman of the Sub-Committee, to finalise the details of the sale and the option agreement with the developer.

(Reason – to update Members on the outcome of discussions regarding the management of part of Ditchford Lakes by the Wildlife Trust, and to obtain the best value for money from this Council asset.)

The following item of business had been added to the Agenda published on 1 July 2016 with the consent of the Chairman as a decision was required before the next scheduled meeting of the Sub-Committee due to the dates set out in the Option Agreement relating to the site.

5.0 EXTENSION OF OPTION AGREEMENT FOR THE SALE OF COUNCIL LAND

- 5.1 The Chief Executive presented a report which sought an extension to the option period for the sale of land at Smithfield Place, Raunds for housing development following the refusal of a planning application.

RESOLVED:

That the option period be extended for three months, subject to BRL agreeing that the parties will meet their own costs irrespective of the outcome of the appeal.

(Reason – to obtain the best value for money from this Council asset and to ensure that BRL has access to the legal remedy to which it is entitled)

Chairman



Finance Sub-Committee

Minutes of a meeting held on Monday 22 August 2016 at 10.30am, East Northamptonshire House, Thrapston

Present:	Councillors:	Steven North (Chairman) David Brackenbury Val Carter Glenvil Greenwood-Smith Glenn Harwood MBE Richard Lewis
	Officers:	David Oliver (Chief Executive) Sharn Matthews (Executive Director) Glenn Hammons (Chief Finance Officer) Mike Deacon (Head of Environmental Services) Katy Everitt (Head of Resources and Organisational Development)

1.0 MINUTES

- 1.1 The minutes of the meetings of the Finance Sub-Committee held on 13 June and 11 July 2016 were approved and signed by the Chairman.

2.0 APOLOGIES FOR ABSENCE

- 2.1 No apologies for absence had been received.

3.0 DECLARATIONS OF INTEREST

- 3.1 No interests were declared.

4.0 QUESTIONS UNDER PROCEDURE RULE 10.3

- 4.1 There were no questions submitted under Procedure Rule 10.3.

5.0 SPLASH POOL, RUSHDEN- PLANNED MAINTENANCE, RELEASE OF MONIES

- 5.1 The Head of Resources and Organisational Development reported that within the Asset Management Plan considered by the Sub-Committee in December 2015, capital monies had been identified for works to be carried at the Splash Pool. The Leisure Procurement Working Party had subsequently recommended that the work should be carried out prior to the transfer of the leisure facilities that was due to take place on 1 April 2017.

- 5.2 Work was required to a number of areas of the facility and a sum of £7,000 was requested to enable these works to be completed in the near future.

RESOLVED:

That the transfer of £7,000 from the Development Pool to the Approved Capital Programme be approved to fund the replacement and/or refurbishment of the existing extractor fans, shower fans, and ducting within the ceiling adjacent to the sauna/health suite, crèche and boiler room, and to make adjustments to the hot water supply to the toilets.

(Reason: To enable the release of the capital funds to enable these works to be completed prior to the transfer of the Leisure Facilities)

6.0 EXCLUSION OF PUBLIC AND PRESS

RESOLVED:

That the public and press be excluded from the meeting during consideration of the following items of business because exempt information, as defined under paragraph 3 of Part 1 of Schedule 12a of the Local Government Act 1972, may be disclosed.

7.0 OFFICE CLEANING CONTRACT

- 7.1 The Head of Environmental Services reported that the current 5 year contract for cleaning of the Council Offices would expire on 31 August 2016. A procurement process for renewing a contract for this service had been undertaken on the basis of a contract term of 3 years with an option to extend for a further 2 years.
- 7.2 A total of 9 tenders had been received, which had been evaluated by Council officers and the Welland Procurement Team, and it was proposed to award the contract to the existing contractor.

RESOLVED: That

- i) the appointment of Enterprise Support Services for a contractual term of 3 years starting 1 September 2016 be confirmed.
- ii) delegated authority be granted to the Chief Executive to agree the option of extending the contract to a maximum of 5 years.
- iii) the financial implications of the new contract be noted.

(Reason: To ensure a clean and safe working environment in the Council's offices).

8.0 EXTENSION OF LEASE FOR RUSHDEN CENTRE

- 8.1 The Executive Director reported that the first floor of the Rushden Centre was currently leased to Northamptonshire Healthcare NHS Foundation Trust (NHFT) and this lease would expire on 10 September 2016.
- 8.2 Recent discussions indicated that NHFT would like to lease all of the space at the Centre not required by the Council. However, the terms and implications of the lease

would take time to negotiate, especially as there might be some initial works required.

RESOLVED: That

- i) the discussions relating to a possible further lease for the Rushden Centre be noted and that any proposed lease arrangements arising from these be brought to the September 2016 meeting of the Sub-Committee for consideration.
- ii) an extension of the current lease to NHFT until December 2016 on the current terms be approved.

(Reason: To secure income from the Rushden Centre to offset costs and enable the development of a new lease)

9.0 EXTENSION OF OPTION – SMITHFIELD PLACE

- 9.1 The Chief Executive provided a verbal update on the current position relating to the option on the site.

10.0 LAND AT DITCHFORD LAKES

- 10.1 The Chief Executive reported that under the delegated authority granted to him, in consultation with the Chairman, by the Sub-Committee at its November 2015 meeting, the agreement relating to the site had been concluded the previous week.
- 10.2 Legislation required the sale of public open space land to be publicised in the local press for a period of two weeks to consult the public and provide an opportunity for representations to be made. This period would expire later in the week and, to date, no representations had been received. Any comments on issues already determined could be responded to, although should any significant representations be made materially affecting the sale, these would be reported to the Sub-Committee.

RESOLVED:

That the Chief Executive, in consultation with the Chairman of the Finance Sub-Committee, be granted delegated authority to consider any representations received to the statutory public consultation and to respond appropriately.

(Reason: To ensure that the Council meets its statutory obligations in relation to the disposal of public land)

11.0 SALE OF LAND – KINGS CLIFFE

- 11.1 The Head of Resources and Organisational Development reported that an Option Agreement relating to the sale of grazing land off Milward Way, Kings Cliffe had recently expired. The purchasers had submitted a planning application which had been refused and their architect was now in discussion with the Council's planning team to identify a scheme which might be acceptable.
- 11.2 The purchasers wished to renew the Option Agreement and this proposal, together with the other options available to the Council, were outlined.

RESOLVED: That

- i) the Option Agreement for the sale of land off Milward Way, Kings Cliffe be renewed.
- ii) the Chief Executive, in consultation with the Chairman of the Finance Sub-Committee, be granted delegated authority to agree the terms and conditions of the Agreement.

(Reason: To agree the future of Council land off Milward Way, Kings Cliffe)

Chairman