



Shropshire Council
Legal and Democratic Services
Shirehall
Abbey Foregate
Shrewsbury
SY2 6ND

Date: Tuesday, 14 March 2017

Committee: Cabinet

Date: Wednesday, 22 March 2017

Time: 12.30 pm

Venue: Shrewsbury Room, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

You are requested to attend the above meeting.

The Agenda is attached

Claire Porter
Head of Legal and Democratic Services (Monitoring Officer)

Members of Cabinet

Malcolm Pate (Leader)
Steve Charmley (Deputy Leader)
Karen Calder
Lee Chapman
Simon Jones
David Minnery
Cecilia Motley
Malcolm Price
Stuart West
Michael Wood

Deputy Members of Cabinet

Peter Adams
Nicholas Bardsley
Gwilym Butler
Dean Carroll
Nic Laurens
Robert Macey
Robert Tindall

Your Committee Officer is:

Jane Palmer Senior Democratic Services Officer

Tel: 01743 257712

Email: jane.palmer@shropshire.gov.uk

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May 2015

AGENDA

1 Apologies for Absence

2 Disclosable Pecuniary Interests

Members are reminded that they must not participate in the discussion or the voting on any matter in which they have a Disclosable Pecuniary Interest and should leave the room prior to the commencement of the debate.

3 Minutes (Pages 1 - 6)

To approve as a correct record and sign the Minutes of the Cabinet meeting held on 1 March 2017.

Contact: Jane Palmer Tel: 01743 257712

4 Public Question Time

To receive any questions or petitions from members of the public, notice of which has been given in accordance with Procedure Rule 14. Deadline for notification for this meeting is 5.00pm on Friday 17 March 2017.

5 Scrutiny Items

To consider any matters from Council or any of the Scrutiny Committees.

6 Use of Consultants Policy

Lead Member – Councillor Michael Wood – Portfolio Holder for Corporate Support.

Report of the Head of Human Resources and Development **TO FOLLOW**

Contact: Michele Leith Tel: 01743 254402

7 Community Asset Transfer: Conduit Head, Nobold (Pages 7 - 12)

Lead Member – Councillor Michael Wood – Portfolio Holder for Corporate Support

Report of the Director of Place and Enterprise

Contact: George Candler Tel: 01743 255003

8 Exclusion of the Public and Press

To resolve that, in accordance with the provisions of Schedule 12A of the Local Government Act 1972, and Paragraph 10.4 (3) of the Council's Access to Information Procedure Rules, the public and press be excluded during consideration of the following item/s.

9 Shrewsbury Pitch and Putt Golf Course (Pages 13 - 38)

Lead Member – Councillor Michael Wood - Portfolio Holder for Corporate Support

Report of the Director of Place and Enterprise

Contact: George Candler Tel: 01743 255003

10 Exempt Minutes (Pages 39 - 40)

To approve as a correct record and sign the confidential Minutes of the Cabinet meeting held on 1 March 2017.

Contact: Jane Palmer Tel: 01743 257712



Committee and Date

Cabinet

22 March 2017

CABINET

**Minutes of the meeting held on 1 March 2017 in the Shrewsbury Room, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND
12.30 pm - 1.15 pm**

Responsible Officer: Jane Palmer
Email: jane.palmer@shropshire.gov.uk Tel: 01743 257712

Present

Councillor Malcolm Pate (Leader)
Councillors Steve Charmley (Deputy Leader), Karen Calder, Lee Chapman, Simon Jones, David Minnery, Cecilia Motley, Malcolm Price, Stuart West and Michael Wood

137 Apologies for Absence

There were no apologies for absence.

138 Disclosable Pecuniary Interests

None were declared.

139 Minutes

RESOLVED:

That the Minutes of the Cabinet meeting held on 8 February 2017 be approved as a correct record and signed by the Leader.

140 Public Question Time

No questions had been received from members of the public.

141 Scrutiny Items

There were no scrutiny matters to consider.

142 Quarter 3 Performance Report 2016/17

The Portfolio Holder for Corporate Support presented the report from the Director of Place and Enterprise on the Council's performance against its key outcomes for

Quarter 3 2016/17 and drew particular attention to paragraph 10.2 of the report that detailed the key areas of continued performance improvements or stabilisation of performance.

Responding to a Member's concerns regarding the decreasing staffing numbers detailed in paragraph 9.2 of the report, the Leader commented that the figures were part of the agreed efficiency measures and had been taken into account in the Council's budget calculations. Improved staff working efficiency was also noted as a direct result of the Council's ongoing I.T. improvements. Referring to satisfaction rates with highways and transport, the Portfolio Holder for Corporate Support commented that service improvements should be welcomed whilst recognising that further improvements would continue to be made.

RESOLVED:

- i) That the key underlying and emerging issues in the reports and appendices be considered; and
- ii) That the performance portal be reviewed and any performance areas for consideration in detail or reference to the appropriate Scrutiny Committee be identified.

143 Amalgamation of Hope CE Primary School, Worthen CE Primary School and St Mary's CE Primary School Westbury

The Portfolio Holder for Children and Young People presented a report from the Director of Children's Services on the outcomes from the statutory period of representation on the proposal to close Hope CE Primary School and St Marys CE Primary School, Westbury and consolidate provision on an enlarged site at Worthen CE Primary School.

RESOLVED:

- i) That the outcomes from the statutory representation period, be noted; and
- ii) That Hope CE Primary School and St Mary's CE Primary School Westbury be closed with effect from 1 September 2017, consolidating provision on an enlarged site at Worthen CE Primary School.

144 Commercial Strategy

The Portfolio Holder for Corporate Support, assisted by the Deputy Portfolio Holder, presented the report from the Director of Place and Enterprise on the Council's first Commercial Strategy to work towards the objective of enabling the authority to become financially sustainable by the 2020/21 financial year. Particular attention was drawn to paragraph 4.4 of the report that detailed the proposed targets to be delivered.

Members noted the Commercial Assets of the Council as detailed in section 3 of the Strategy document and agreed that the Council's staff represented a great asset to the authority and should be thanked and valued for their input.

The Leader commented that the document was a working document that was continually evolving; there was a need to invest and make money in future and ensure that the right infrastructure was in place at the right time. In answer to Members' concerns on the future of the Council's housing stock, the Portfolio Holder for Planning, Housing, Regulatory Services and the Environment stated that there were no current plans to sell off the housing stock but it was only right that all the available options were properly investigated and assessed; the Leader confirmed the merits of consideration of all options.

A Member commented on the emphasis in the document on traded services and he stressed that services of social value were also important and should not be overlooked. Responding, the Leader commented that the Commercial Strategy was aiming to make the Council more business-like and provided a clear vision for the future delivery of services. The Chief Executive stressed that the model proposed was very different commercial activity than the former ip&e.

Responding to a Member's request for a full briefing on the issues within the document, the Leader stated that he always welcomed a discussion with any Member who may seek further information and clarification.

RESOLVED:

That the Commercial Strategy for the period 2017 to 2021, attached as appendix A to the report, be approved and adopted.

145 Draft Shropshire Economic Growth Strategy 2017-2021

The Deputy Leader and Portfolio Holder for Business and Economy presented a report from the Director of Place and Enterprise on a new Economic Growth Strategy for Shropshire from 2017 to 2021 to achieve increased economic productivity and support a prosperous and resilient economy over the next five years. He stated that the report should be considered as a sister paper to the previously considered Commercial Strategy.

Responding to a Member's concerns on Digital Connectivity detailed in the document, the Deputy Leader stated that the nature of the county continued to cause some issues but homes in the county nevertheless received higher broadband speeds than the minimum indicated by Government.

RESOLVED:

- i) That the significant progress made to date in developing this draft Economic Growth Strategy 2017-2021 for Shropshire, be noted;

- ii) That the draft Economic Growth Strategy 2017-2021 be subject to a 6 week formal consultation with the results of the consultation helping to inform the final Strategy. The final Strategy to be presented to Cabinet for final approval on a later date in 2017.

146 Application by Pontesbury Parish Council to be considered as a Neighbourhood Plan area

The Portfolio Holder for Planning, Housing, Regulatory Services and the Environment presented a report from the Director of Place and Enterprise seeking approval for the application by Pontesbury Parish Council for the Parish Council area to be considered as an appropriate area for a Neighbourhood Plan to be prepared by the Parish Council. He stressed the need for the Parish Council to work closely with the Council in the development of its Neighbourhood Plan.

RESOLVED:

- i) Cabinet agrees that the Pontesbury Parish Plan area is an appropriate basis for the development of a Neighbourhood Development Plan and notifies the Parish Council accordingly.
- ii) Cabinet notes that if the proposed Neighbourhood Plan Area is agreed, Pontesbury Parish Council will be able to prepare the Pontesbury Neighbourhood Plan, which will be subject to public consultation, examination and local referendum as set out in Regulations. Assuming any subsequent local referendum if successful, Shropshire Council's Full Council will then be asked to adopt the Final version on the Neighbourhood Plan.

147 Community Asset Transfer Monkmoor Youth Centre

The Portfolio Holder for Corporate Support presented a report from the Director of Place and Enterprise assessing an application made by Shropshire Youth Association in respect of Monkmoor Youth Centre under the Council's Community Asset Transfer Policy and drew particular attention to the summary of the assessment detailed in paragraph 6.6 of the report.

RESOLVED:

That, in principle, Shropshire Youth Association ('the Organisation') be granted a 30-year lease of Monkmoor Youth Centre with delegated authority to the Strategic Asset Manager to agree final terms of the lease and to complete the transaction.

148 Exclusion of Public and Press

RESOLVED:

That in accordance with the provisions of Schedule 12A of the Local Government Act 1972, and Paragraph 10.4 (3) of the Council's Access to Information Rules, the public and press be excluded during consideration of the following item.

149 Bridgnorth Youth Centre, Innage Lane - Re provision and Development of Adult Social Care Services and Re provision of Youth Services

The Portfolio Holder for Corporate Support presented the confidential report from the Director of Place and Enterprise on the Youth Service premises and the Adult Day Care service known as 'Innage Lane Day Services' located at Innage Lane, Bridgnorth.

RESOLVED:

That the confidential recommendation be approved as detailed in the confidential Minutes of the meeting.

Signed

(Leader)

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Date:

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Committee and Date

Cabinet

22 March 2017

**COMMUNITY ASSET TRANSFER:
CONDUIT HEAD, NOBOLD**

Responsible Officer: Steve Law, Strategic Asset Manager

Email: steve.law@shropshire.gov.uk

Tel: 01743 281017

1. Summary

- 1.1 As part of the Council's core objective to strengthen our local towns and villages, the Strategic Asset Management team are working with town and parish councils, as well as the voluntary sector, to enable the transfer of suitable land and buildings to community groups and organisations. The Community Asset Transfer (CAT) policy provides a framework and guidance to assess which transfers are viable and implement their transfer.
- 1.2 The policy contributes to the Council's objectives as set out in the Asset Management Strategy Section 5: Commission and work in partnership to empower communities. Releases of properties, or land, where appropriate are carried out through freehold or leasehold transfers to communities reducing revenue or maintenance burdens for non-core assets.
- 1.3 A report summarising the assessment of an application made by the Shropshire Beekeepers Association in respect of Conduit Head, Nobold SY5 8NP has been considered by the Director of Place and Enterprise and the recommendation is to transfer the property by way of a 99-year lease which, in accordance with the CAT policy, is subject to Cabinet approval.

2. Recommendations

- 2.1 Cabinet is requested to:-
 - a) authorise that a 99 year full repairing and insuring lease of Conduit Head, Nobold, be granted to the Organisation;
 - b) give delegated authority to the Strategic Asset Manager to agree final terms for the lease and to complete the transaction.

REPORT

3. Risk Assessment and Opportunities Appraisal

- 3.1 If the Organisation fails to maintain the building the risk is that the building will return to the Council and the cost of maintaining and securing the site would revert back to the Council.
- 3.2 If granted the lease the Organisation intend to further protect and enhance the site, with a long-term vision to develop the well-heads as a visitor attraction.

4. Equalities and Diversity Issues

- 4.1 Bringing the site back into use and making it available for local groups will mean its accessibility is secured in the future for the community.
- 4.2 Membership to the Organisation is open to anyone who is interested in furthering the purposes of the organisation. In addition members of the public will be able to attend the site on open days and activities.

5. Financial Implications

- 5.1 The site is currently maintained by Shropshire Council as part of its corporate estate. The annual running costs of the building are met by Assets and Estates. There has been little or no expenditure at the site in recent years, apart from £1200 reactive works required in 2015-2016 to make weather-tight the listed building (following advice from the conservation team) and to secure the well-heads. Any potential savings are therefore difficult to quantify; but would be realised through transfer of the liability for the site.
- 5.2 Rent from Shropshire Beekeepers Association is proposed below market value at a rent of £1 per annum if demanded, as the organisation will not be operating the facility on a commercial basis.

6. Background

- 6.1 The site extends to approx. 0.5 HA of sloping mature meadows, hedgerows and marsh areas supporting numerous species of fauna and flora and as such has long been recognised for its wildlife value, making it an ideal location for the proposed project. In addition the site accommodates a derelict visitor centre building (which is to be refurbished by the tenants), a timber walkway (also to be refurbished by the tenants) leading through 9 well heads to a listed pump house. Prior to the organisation and Shropshire Council undertaking works at the site in 2016, it was in a poor state of repair and had been the subject of anti-social behaviour.
- 6.2 Outdoor Partnerships rented the site from Severn Trent for a countryside volunteers' programme until around 2001. Shrewsbury and Atcham Borough Council then acquired the site which was inherited by the Council in 2009 when it became a Unitary authority.

Outdoor Partnerships have since investigated the possibility of relocating their team to the site, but this was determined as unaffordable.

- 6.3 The building has not been used by any Council services for a number of years. There were previously discussions of converting the site into a visitor centre, but no funds were available. The site has been a maintenance liability and has attracted anti-social behaviour and vandalism.
- 6.4 The organisation has been occupying the site via a license arrangement since July 2016. Since occupation they have already cleared and tidied the site, erected security fencing, and made the derelict building watertight. If granted the lease the organisation intend to further protect and enhance the site, with a long-term vision to develop the well-heads as a visitor attraction.
- 6.5 The organisation previously rented land at Radbrook College to undertake activities and house an apiary. Since the disposal they have needed to seek alternate accommodation.
- 6.6 The organisation promotes and furthers the craft of beekeeping through an ongoing programme of theoretical and practical activity. It aims to educate the public about the threats to bees and the subsequent impact on the natural environment. It provides access to a rewarding pastime that can contribute to the good of the individual and community.
- 6.7 The organisation was established in 1924 and has experience of maintaining a site.

7. Additional Information

- 7.1 The proposed transfer complies with State Aid. The applicant will provide services for the local community and as such are not the subject of competition across Europe.
- 7.2 The proposed grant of the lease for a £1 is a sum that is less than market value for a lease of the site. The disposal by way of the grant of the lease at a nominal rent is covered by Circular 6/03 under the Local Government Act 1972 General Disposal Consent 2003. This consent allows for the disposal of a property/site at less than best consideration where the disposal contributes to the promotion or improvement of one or more of economic, social and environmental wellbeing in the Council's area and where the difference in value is less than £2 million.
- 7.3 The lease will be on a full repairing and insuring basis, with tenant only break clauses every 7 years after an initial period of 30 years. The organisation has requested this as they state it could be advantageous in obtaining grants/funding.
- 7.4 The organisation is a registered charity. A management committee is in place and holds regular, minuted meetings. The organisation has an accounting and financial control policy. Independently audited accounts are available. The organisation's financial forecast takes into account operational costs and future investment in the facility.
- 7.5 The organisation's activities contribute to meeting the following Council's priorities:

- Resilient Communities: The range of opportunities for leisure, culture and community participation has increased, with low or no funding.
- Operation of the Council: Corporate support and reduce overheads

List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)

Shropshire Council Community Asset Transfer Policy

Cabinet Member (Portfolio Holder)

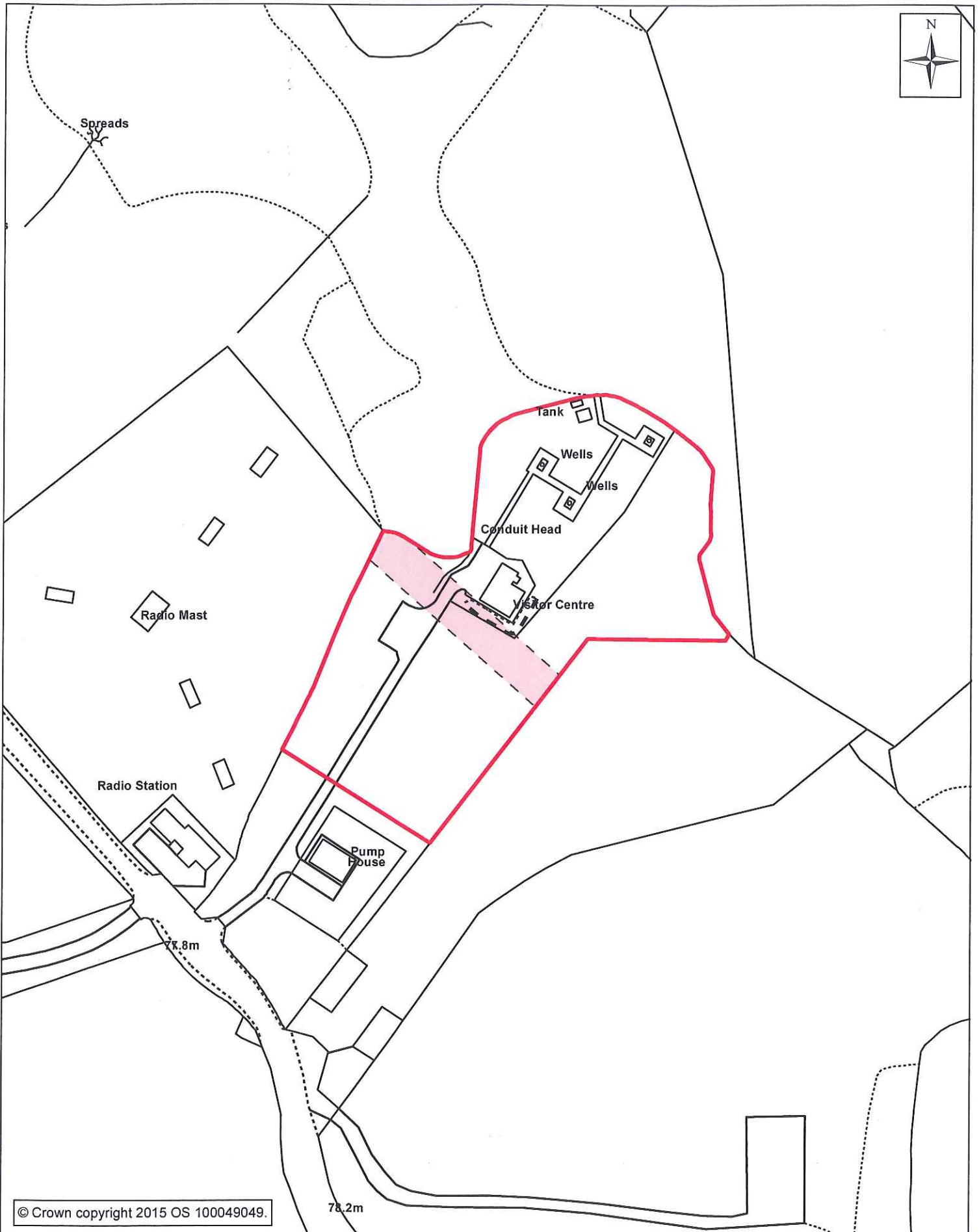
Cllr. Michael Wood - Portfolio Holder for Corporate Support

Local Member

Cllr. Keith Roberts

Appendices

A. Plan of site



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Commercial Services
Shirehall, Abbey Foregate
SHREWSBURY
SY2 6ND

Title:

Conduit Head, Nobold Lane, Shrewsbury.

Page 11

Drawing No:	001-374-V01
Scale:	1:1,250
Date:	November 2015
Drawn by:	Property Information

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