

NORTH HERTFORDSHIRE DISTRICT COUNCIL

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Our Ref:

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Date: 11 January 2018

Louise Symes
Strategic Planning and Project Manager
North Hertfordshire District Council
Gernon Road
Letchworth Garden City
Hertfordshire SG6 3JF

Dear Louise

Re: Local Plan Examination / NHDC-owned sites

I am writing on behalf of the District Council as landowner regarding a number of sites that are included within the emerging Local Plan.

North Hertfordshire District Council has identified the following housing sites partly or fully owned by the Council to bring forward for development within the plan period:

BA5 Baldock	Land off Yeomanry Drive	25 homes
BA7 Baldock	Land rear of Clare Crescent	20 homes
BK2 Barkway	Land off Windmill Close	20 homes
LG6 Letchworth	Land off Radburn Way	35 homes
LG18 Letchworth	Former Depot, Icknield Way	55 homes
PR1 Preston	Land off Templars Lane	21 homes
RY8 Royston	Land at Lumen Road	14 homes
WE1 Weston	Land off Hitchin Road	40 homes

I am writing to provide confirmation of the availability of the above sites for future development.

Deliverability of housing allocations

BA5 Land off Yeomanry Drive, Baldock

On the 22 March 2011, Minute 124, (Appendix 1) the District Council's Cabinet considered 20 sites and buildings that might be declared surplus. BA5 Land off Yeomanry Drive was declared surplus, in principle, subject to a further report back to Cabinet.

Subject to adoption in the local plan it is proposed to dispose site BA5 in 2019.

BA7 Land rear of Clare Crescent, Baldock

On the 22 March 2011, Minute 124, the District Council's Cabinet considered 20 sites and buildings that might be declared surplus. BA7 Land off rear of Clare Crescent was declared surplus, in principle, subject to a further report back to Cabinet.

The District Council's land forms part of BA7. The remaining land is known as 68 London Road and is in private ownership. In July 2017 the District Council was approached by a developer to advise that he had acquired 68 London Road and wished to enter into partnership with the District Council to jointly develop his and the District Council's adjoining land. Discussions between the District Council and the developer are progressing well with the aim of seeking planning permission for up to 15 houses to be submitted around Spring 2018.

BK2 Land off Windmill Close, Barkway

BK2 comprises a total area of 1.167 hectares / 2.88 acres and is owned by North Hertfordshire District Council. About half this land is leased year to year for the keeping of chickens and the other half is open space.

On the 22 March 2011, Minute 124, (Appendix 1) the District Council's Cabinet considered 20 sites and buildings that might be declared surplus. The open space part of the land at Windmill Close, being about 0.49 hectares / 1.2 acres, was declared surplus, in principle, subject to a further report back to Cabinet.

Cabinet resolved at its meeting of 26 March 2013, Minute 150, (Appendix 2) that the 1.2 acre site at Windmill Close, Barkway be offered for sale on the open market for development, subject to the normal approvals (e.g.) planning, which may include provisions such as affordable housing and amenity space.

On the 23 April 2013 Hertfordshire County Council advised the District Council that an application had been made to register land at Windmill Close (the 1.2 acre District Council owned site) as a village green under reference VG052.

In the light of the village green application a further report was submitted to Cabinet on 24 June 2014. Cabinet resolved, minute 20:

1) That the terms for disposal of 1.2 acres of land at Windmill Close, Barkway be amended to include authority being delegated to the Strategic Director of Finance, Policy and Governance, in consultation with the Portfolio Holder for Finance and IT, to grant a long lease of a minimum of 50 years to Barkway Parish Council of part of the site for use as open space, subject to the requirement that once the lease is granted the village green application ref VG052 will be immediately withdrawn, to allow marketing for development of the remainder of the 1.2 acre site; and

(2) That, following receipt of the offers for the development site, being part but not all of the 1.2 acre site, the decision on which one to accept be delegated to the Strategic Director of Finance, Policy and Governance, in consultation with the Portfolio Holder for Finance and IT.

After that date constructive meetings were held between the village green applicants, Barkway Parish Council and the District Council. This has resulted in agreement that approximately half the 1.2 acre site will be transferred to the Parish Council whilst releasing the other half from a village green listing. This has been accepted by both the parish, the residents who made the village green application, North Hertfordshire District Council and Hertfordshire County Council who are statutory authority for registering village greens.

HCC has acknowledged the withdrawal of the original village green application. On the 17 October 2017 Simon Bell form HCC confirmed that advertising will take place of the revised small village green from 19 October 2017, a 6 week consultation period follows, then a final decision on the dedication taking into account any responses received.

The District Council has granted a lease for a term of 99 years to Barkway Parish Council on 30 October 2017. This has transferred the village green land to the Parish.

Now that the issues with the village green are resolved the District Council intends to commence marketing of the remaining open space land of approximately 0.22 hectares / 0.54 acres for residential development. Property agents GVA have been instructed to commence marketing of the land from March 2018. It is estimated that subject to planning this will provide 7 houses in 2019.

No formal decision has been made yet by the District Council to bring forward the remaining land at BK2 that is currently tenanted for chickens. If the allocation of BK2 is approved the tenancy could be brought to an end and the second half of BK2 could be marketed for housing by the District Council in 2019-2020.

LG6 Land at Radburn Way, Letchworth

On the 28 July 2015, Minute 37, (Appendix 3) Cabinet agreed, in principle, to offer for sale on the open market the District Council's land between Radburn Way and Baldock Road, agreed to work in partnership with Hertfordshire County Council on the joint sale of the District Council's land and the adjacent HCC's property, and that, after discussions with Hertfordshire County Council, the outcome be reported back to Cabinet.

Following discussions with Hertfordshire County Council, on the 29 September 2015, Minute 63, (Appendix 4) Cabinet resolved to working in partnership with Hertfordshire County Council, the Council proceeds with the disposal of its land at Radburn Way and Baldock Road, Letchworth Garden City.

A meeting was held with HCC Property for 10 November 2017 to discuss options for the way forward with site LG6. Subject to agreeing terms with HCC it is proposed to commence marketing of both HCC's and the District Council's adjoining lands in 2018 for disposal for approximately 30 – 35 dwellings subject to planning in 2019.

LG18 Ickniel Way, Letchworth

On the 22 March 2011, Minute 124, (Appendix 1) the District Council's Cabinet considered 20 sites and buildings that might be declared surplus. LG18 Ickniel Way was declared surplus, in principle, subject to a further report back to Cabinet.

The District Council owns a 999 year lease of most of the site and the freehold of a small part. The freehold of the larger part is owned by Letchworth Garden City Heritage Foundation. In the past the parties have discussed the possibility of the land being jointly sold for residential development. If site LG18 is included in the approved Local Plan it is proposed to enter into more detailed discussions with the Heritage Foundation with the aim to bring the site forward for disposal in 2019-2020.

PR1 Land off Templars Lane, Preston

On the 1 November 2012, minute 65 (Appendix 5) Cabinet agreed that the land off Templars Lane, Preston, be declared as surplus to the Council's requirements.

In 2014 the District Council sold a small part of site PR1 to Howard Cottage Housing Association for 6 affordable houses. As part of this development an access road was constructed into site PR1 to allow for future development.

Subject to adoption in the Local Plan it is planned to dispose the land at site PR1 in 2019- 2020.

RY8 Lumen Road, Royston

On the 22 March 2011, Minute 124, (Appendix 1) the District Council's Cabinet considered 20 sites and buildings that might be declared surplus. At that meeting RY8 Lumen Road was declared surplus, in principle, subject to a further report back to Cabinet.

At a further meeting of Cabinet on 1 November 2012, Minute 66,(Appendix 5) Cabinet resolved that the 0.55 acre District Council owned site at Lumen Road, Royston be offered for sale on the open market. Following marketing a number of offers were received. After consideration the offers the Lumen Road site was sold without planning permission to Aldwyck Housing on 22 February 2016.

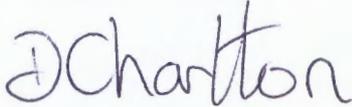
After the sale by the District Council to Aldwyck Housing their Architects prepared plans for 15 dwellings which was submitted in June 2017 (ref: 17/01129/1).

WE1 Land off Hitchin Road, Weston

On the 30 March 2016, Minute 119, (Appendix 6) the District Council's Cabinet resolved to the disposal of approximately 1.3 hectares of its land at The Snipe and Hitchin Road, Weston for the provision of affordable and market houses be agreed in principle, subject to a further report. This Council owned site could provide for 25 dwellings.

Proposal WE1 was amend to include additional land adjacent to the Council's land that belongs to another landowner. This landowner has appointed a planning and development consultant who is in active negotiations with the District Council to bring forward both the Council's and adjacent land holdings for disposal site WE1in 2018 or 2019.

Yours sincerely



David Charlton

Property Services

Appendices: Cabinet Minutes

1. 22 March 2011, Minute 124
2. 26 March 2013, Minute 150
3. 28 July 2015, Minute 37
4. 29 September 2015, Minute 63
5. 1 November 2012, Minutes 65 & 66
6. 30 March 2016, Minute 119

APPENDIX 1

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Cabinet Minutes

Date: **Tuesday, 22nd March, 2011** Time: **7.30 pm** Place: **Council Chamber, Council Offices, Gernon Road, Letchworth Garden City**

Attendance Details

Present: **Councillor Mrs L.A. Needham (Chairman), Councillor T.W. Hone (Vice-Chairman), Councillor Tom Brindley, Councillor P.C.W. Burt, Councillor Tricia Cowley and Councillor I.J. Knighton.**

In attendance: **Chief Executive, Strategic Director of Finance, Policy & Governance, Strategic Director of Customer Services, Strategic Director of Planning, Housing & Enterprise, Head of Finance, Performance & Asset Management, Head of Policy, Partnerships & Community Development, Head of Leisure & Environmental Services, Corporate Strategic Planning & Enterprise Manager, Service Manager - Grounds Maintenance, Environmental Health Manager, Planning Projects Manager, Principal Planning Officer, Senior Estates Surveyor, Corporate Legal Manager, Property Solicitor, Temporary Contracts Lawyer, Democratic Services Manager and Committee & Member Services Manager.**

Also Present: **Councillors Judi Billing (Chairman of Hitchin Committee), Fiona Hill (Chairman of Royston & District Committee), Lawrence Oliver (Chairman of Overview & Scrutiny Committee), Michael Weeks (Chairman of Baldock & District Committee), Mrs A.G. Ashley, A.F. Hunter, Marilyn Kirkland, Paul Marment, Alan Millard, M.R.M. Muir and Michael Paterson. Alderman F.J. Smith. Mr Paul Hodgkinson (Chairman & Chief Executive, Simons Group), Mr Mark Newton (Development Director, Simons Limited), Mr Charles Vyvyan (Development Executive for Churchgate Project). 10 members of the public.**

Item	Description/Decision
PART I	
<u>10</u> <u>3</u>	APOLOGIES FOR ABSENCE Apologies for absence were submitted on behalf of Councillors Bernard Lovewell and Mrs C.P.A. Strong.
<u>10</u> <u>4</u>	MINUTES Minutes (kab12.pl?cmte=CAB&meet=9&arc=20) RESOLVED: That the Minutes of the meeting of Cabinet held on 25 January 2011 be approved as a true record of the proceedings and signed by the Chairman.
<u>10</u> <u>5</u>	MINUTES Minutes (kab12.pl?cmte=CAB&meet=10&arc=20) RESOLVED: That the Minutes of the meeting of Cabinet held on 15 February 2011 be approved as a true record of the proceedings and signed by the Chairman.
<u>10</u> <u>6</u>	NOTIFICATION OF OTHER BUSINESS There was no notification of other business.
<u>10</u> <u>7</u>	CHAIRMAN'S ANNOUNCEMENTS The Chairman reminded Members that, in line with the Code of Conduct, any Declarations of Interest needed to be declared immediately prior to the item in question.

Item	Description/Decision
<p><u>12</u> 4</p>	<p>LAND AND PROPERTY DISPOSALS</p> <p>Report</p> <p>Location Plans</p> <p>The Portfolio Holder for Finance and IT presented a Part II report of the Head of Finance, Performance and Asset Management in respect of some potential Land and Property Disposals. The following appendix was submitted with the report:</p> <p>Appendix A - Table of various sites and buildings with location plans.</p> <p>The report contained details and estimated market values of the following sites/properties:</p> <ul style="list-style-type: none"> • Site 1 (Land adjacent to 1 The Green, Newnham); • Site 2 (Land at Yeomanry Drive, Baldock); • Property 3 (Baldock Town Hall); • Site 4 (Land rear of 17-43 Clare Crescent, Baldock); • Site 5 (Land at Kits Lane, Wallington); • Site 6 (Garrison Court, Hollow Lane, Hitchin); • Site 7 (Cranborne Avenue/Hawthorn Close, Hitchin); • Site 8 (Passingham Avenue, Hitchin); • Site 9 - withdrawn; • Site 10 (Highover Road, Letchworth Garden City); • Site 11 (Icknield Way, Letchworth Garden City); • Site 12 (Ivel Court, Radburn Way, Letchworth Garden City); • Site 13 (Baldock Road, Letchworth Garden City); • Site 14 (The Pelican Public House, Letchworth Garden City); • Property 15 (Letchworth Town Hall); • Site 16 (Gernon Road, Letchworth Garden City); • Site 17 (Windmill Close, Barkway); • Site 18 (Greenbury Close, Barley); • Site 19 (King James Car Park, Royston); • Site 20 (Lumen Road, Royston); • Site 21 (Orchard Way, Breachwood Green). <p>The Portfolio Holder for Finance and IT advised that Site 18 (Greenbury Close, Barley) had been withdrawn from the list of sites, as the Council no longer had an interest in this land.</p> <p>Cabinet agreed that the proposed disposal of Site 1 (Land adjacent to 1 The Green, Newnham) should not be further pursued.</p> <p>Members were informed that consultation with the Area Committees regarding the sites remaining on the list would be carried out in due course, before a further report was brought back to Cabinet for consideration.</p> <p>RESOLVED:</p> <p>(1) That, with the exception of Site 1 (Land adjacent to 1 The Green, Newnham); Property 3 (Baldock Town Hall); Site 18 (Greenbury Close, Barley); and Site 19 (King James Car Park, Royston), the sites and buildings within the report be declared surplus to the Council's requirements, in principle, subject to a further report back to Cabinet;</p> <p>(2) That it be noted that Property 3 (Baldock Town Hall) is subject to separate reports on the Agenda;</p> <p>(3) That Site 19 (King James Car Park, Royston) be marketed to establish what opportunities may exist and the results reported back to Cabinet.</p> <p>REASON FOR DECISION: To facilitate the provision of new social housing through the use of Council owned land that might otherwise remain of limited benefit to the community; and to provide financial receipts to help fund the 2011 to 2015 Capital Programme.</p>

Published on Wednesday, 11th May, 2011

Start - 7.30pm

End - 10.10pm

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APPENDIX 2

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Cabinet Minutes

Date: **Tuesday, 26th March, 2013** Time: **7.30pm** Place: **Council Chamber, Council Offices, Gernon Road, Letchworth Garden City**

Attendance Details

Present: **Councillor Mrs L.A. Needham (Chairman), Councillor T.W. Hone (Vice-Chairman), Councillor Tom Brindley, Councillor P.C.W. Burt, Councillor Tricia Cowley, Councillor I.J. Knighton, Councillor Bernard Lovewell and Councillor Mrs C.P.A. Strong.**

In attendance: **Chief Executive, Strategic Director of Customer Services, Strategic Director of Finance, Policy & Governance, Head of Finance, Performance & Asset Management, Head of Housing & Public Protection, Head of Policy & Community Services, Strategic Housing Manager, Environmental Health Manager, Service Manager (Waste Management), Leisure Contracts and Projects Manager, Community Facilities Manager, Senior Estates Surveyor, Senior Planning Officer, Environmental Protection Officer, Acting Corporate Legal Manager, Contracts Solicitor, Democratic Services Manager and Committee & Member Services Manager.**

Also Present: **Councillors R.L. Shakespeare-Smith (Chairman of the Overview and Scrutiny Committee), David Levett (Chairman of the Finance, Audit and Risk Committee), Fiona Hill, A.F. Hunter and M.R.M. Muir. 6 Members of the Public.**

Item	Description/Decision
PART I	
<u>13</u> 2	APOLOGIES FOR ABSENCE There were no apologies for absence.
<u>13</u> 3	MINUTES Minutes (kab12.pl?cmte=CAB&meet=26&arc=20) RESOLVED: That the Minutes of the meeting of Cabinet held on 19 February 2013 be approved as a true record of the proceedings and signed by the Chairman.
<u>13</u> 4	NOTIFICATION OF OTHER BUSINESS There was no notification of other business.
<u>13</u> 5	CHAIRMAN'S ANNOUNCEMENTS (1) The Chairman reminded Members that, in line with the Code of Conduct, any Declarations of Interest needed to be declared immediately prior to the item in question; and (2) The Chairman asked that, for the benefit of any members of the public present at the meeting, Officers announce their name and their designation to the meeting when invited to speak.

Item	Description/Decision
15 0	<p data-bbox="279 203 598 226">LAND AT WINDMILL CLOSE, BARKWAY</p> <p data-bbox="279 248 606 271">Report (/aksnherts/images/att5444.doc)</p> <p data-bbox="279 293 638 315">Appendix A (/aksnherts/images/att5445.pdf)</p> <p data-bbox="279 338 1045 421">The Portfolio Holder for Finance and IT presented a report of the Head of Finance, Performance and Asset Management in respect of Land at Windmill Close, Barkway. The following appendix was submitted with the report:</p> <p data-bbox="279 450 502 472">Appendix A - Location Plan.</p> <p data-bbox="279 501 1045 636">The Portfolio Holder for Finance and IT advised that, in 2010, the then Chairman of Barkway Parish Council had indicated that the Parish would have no objection to residential development of the Windmill Close land, provided there was provision of a Pocket Park on part of the site. The Pocket Park could provide improved amenity facilities, at no cost to the Parish Council.</p> <p data-bbox="279 665 1029 748">Members were reminded that, at its meeting held on 22 March 2011 (Minute 124 refers), Cabinet had in principle declared surplus the 1.2 acre site at Windmill Close, Barkway, subject to a further report back on the details.</p> <p data-bbox="279 777 1045 934">The Portfolio Holder for Finance and IT referred to the subsequent views of the Parish Council, made at various meetings throughout January and February 2013, at which it had agreed to support the views of local residents in their quest to retain the area as an open space. A petition to this effect, signed by 65 residents of Windmill Close, was also submitted to the Council in January 2013, as was a pre-printed standard letter from 35 households in Barkway along similar lines.</p> <p data-bbox="279 963 1045 1180">It was noted that the residents' pre-printed letter referred to "This also currently highlights that the need for additional private housing in the immediate area should be reviewed very closely as 30% of Chapel Close development is still unsold 6 months after completion." The report advised that Chapel Close was redeveloped by North Hertfordshire Homes, who had confirmed that this scheme comprised 10 dwellings, of which two bungalows or 20% were for market sale. One bungalow was under offer and the other bungalow (10%) remained available. It seemed likely that if houses rather than bungalows had been built for market sale they both would have been sold by now.</p> <p data-bbox="279 1209 1029 1344">It was further noted that residents expressed concern "that the country aspect of their homes could be taken away if use of this very popular asset is removed and its current use as a social and recreation area denied them". The report confirmed that, at most, it would seem that less than 1 in 5 properties in the vicinity may lose some views of the countryside. Developing only part of the 1.2 acre site should further reduce the loss of views of the countryside.</p> <p data-bbox="279 1373 1045 1561">The report stated that parts of the site were overgrown with thicket and trees; rubbish has been dumped; and there had been bonfires. Some residents seemed to be using the land to store compost bins, vehicle trolleys, recycling bins and other items. There was one football post with nets that looked rusty and out of shape. If, as proposed by the Parish Chairman in 2010, part of site was retained for a new pocket park, then it would be possible as a condition of sale to provide improved amenity facilities on part of the site at no cost to the residents or Parish Council.</p> <p data-bbox="279 1590 1029 1724">It has been suggested by the residents that the District Council's land had "over the last 25+ years been available to the local community as a recreation area. Pocket park", or "used for many years (27+) as a recreational area". This would imply use as recreational land since at least 1988. It was not clear how this was possible, as there was an agricultural tenancy on the land until September 1992.</p> <p data-bbox="279 1753 1045 1888">The report concluded that the Parish's original proposal to support development of part of the 1.2 acre site, with the remainder becoming a new Pocket Park, would appear to a reasonable way forward. If 6 to 10 houses were constructed along Windmill Close, this would complete the row of houses in the street and still provide amenity land to the rear of most of the houses surrounding the site.</p> <p data-bbox="279 1917 1045 2000">Cabinet considered the proposal and agreed that the site should be offered for sale on the open market for development, subject to the normal approvals (eg) planning, which may include provisions such as affordable housing and amenity space.</p> <p data-bbox="279 2029 375 2051">RESOLVED:</p>

Item	Description/Decision
	<p>(1) That, subject to the Royston and District Committee raising no substantive objections to the proposals, the 1.2 acre site at Windmill Close, Barkway be offered for sale on the open market for development, subject to the normal approvals (eg) planning, which may include provisions such as affordable housing and amenity space; and</p> <p>(2) That, following receipt of the offers for the site and after consultation with the Local Ward Councillor, the decision on which one to accept be delegated to the Strategic Director of Finance, Policy and Governance, in consultation with the Portfolio Holder for Finance and IT.</p> <p>REASON FOR DECISION: To provide a financial receipt to help fund the 2013-2016 Capital Programme and reduce ongoing liabilities for NHDC.</p>
<p><u>15</u> <u>1</u></p>	<p>EXCLUSION OF PRESS AND PUBLIC</p> <p>RESOLVED: That under Section 100A(4) of the Local Government Act 1972, the public and press be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in Paragraph 3 of Part 1 of Schedule 12A of the said Act (as amended).</p>
PART II	
<p><u>15</u> <u>2</u></p>	<p>HITCHIN SWIMMING CENTRE - PROPOSED DEVELOPMENT</p> <p>Report</p> <p>Addendum</p> <p>Appendix 1.1</p> <p>Appendix 1.2</p> <p>The Portfolio Holder for Leisure presented a Part 2 report of the Head of Leisure and Environmental Services in respect of Hitchin Swimming Centre - Proposed Development. The following appendix was submitted with the report:</p> <p>Appendix 1 - Letter from Managing Director of Stevenage Leisure Limited (SLL).</p> <p>The Portfolio Holder for Leisure informed Cabinet of the outcome of the tender exercise which had been carried out in respect of the development scheme for Hitchin Swimming Centre.</p> <p>The Portfolio Holder for Leisure referred to an addendum report, which had been tabled at the meeting, and which provided a breakdown of the successful tender against the original budgets for the scheme. The addendum report also included some revised recommendations.</p> <p>RESOLVED:</p> <p>(1) That the current Royston and Hitchin Leisure Management Contracts be extended for a period of seven years until 31 March 2024, to allow the provision of Multi-Functional Rooms at Hitchin Swimming Centre, to be funded in accordance with the payment schedule set out in Appendix 1 to the report; and</p> <p>(2) That the development contract be awarded to R. Borrás Limited, because its tender is within the overall budget for the project, and the cost of the multi functional rooms are less than the maximum investment of £1.1million committed to by Stevenage Leisure Limited.</p> <p>REASON FOR DECISION: To provide best value to the Council, in accordance with the Council's priority 'living within our means to deliver cost-effective services'.</p>

Published on Thursday, 25th April, 2013

10.15pm

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APPENDIX 3

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Cabinet Minutes

Date: **Tuesday, 28th July, 2015** Time: **7.30pm** Place: **Council Chamber, Council Offices, Gernon Road, Letchworth Garden City**

Attendance Details

Present: **Councillor Mrs L.A. Needham (Chairman), Councillor T.W. Hone (Vice-Chairman), Councillor P.C.W. Burt, Councillor Julian Cunningham, Councillor Jane Gray, Councillor Tony Hunter, Councillor David Levett and Councillor Bernard Lovewell.**

In attendance: **Strategic Director of Finance, Policy & Governance, Strategic Director of Customer Services, Head of Finance, Performance & Asset Management, Head of Revenues, Benefits & IT, Head of Policy & Community Services, Strategic Planning & Projects Manager, Principal Strategic Planning Officer, Contracts and Projects Manager, Services Manager - Waste & Recycling, Senior Estates Surveyor, Policy Officer, Acting Corporate Legal Manager, Acting Senior Lawyer, Democratic Services Manager and Committee & Member Services Manager.**

Also Present: **Councillors Cathryn Henry (Chairman of Overview & Scrutiny Committee). 9 Members of the Public.**

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Item	Description/Decision
PART I	
<u>22</u>	APOLOGIES FOR ABSENCE There were no apologies for absence.
<u>23</u>	MINUTES Minutes (kab12.pl?cmte=CAB&meet=89&arc=20) RESOLVED: That the Minutes of the meeting of Cabinet held on 16 June 2015 be approved as a true record of the proceedings and signed by the Chairman.
<u>24</u>	NOTIFICATION OF OTHER BUSINESS There was no notification of other business.
<u>25</u>	CHAIRMAN'S ANNOUNCEMENTS (1) The Chairman reminded Members that, in line with the Code of Conduct, any Declarations of Interest needed to be declared immediately prior to the item in question; (2) The Chairman asked that, for the benefit of any members of the public present at the meeting, Officers announce their name and their designation to the meeting when invited to speak; and (3) The Chairman advised that, at the Council Meeting held on 16 July 2015, the Council's Constitution was updated, including procedures in relation to members of the public addressing committees. The new procedure allowed, if required, for a maximum of three questions of clarification (in total) to be asked to each speaker at the conclusion of their presentation. These questions must be put to the Chairman, who would decide whether or not the question was valid. The Chairman could decline questions that they considered to be irrelevant or if they had already been covered during the presentation.

Item	Description/Decision
37	<p>LAND AT RADBURN WAY / BALDOCK ROAD, LETCHWORTH GARDEN CITY</p> <p>Report (/aksnherts/images/att9708.docx)</p> <p>Appendix A - Location Plan (/aksnherts/images/att9709.pdf)</p> <p>[Prior to the consideration of this item, Councillors T.W. Hone and Tony Hunter, as Hertfordshire County Council Members, stated that they had not been involved with this site in their role as County Councillors and that, as they considered there was no prejudice to the public interest, would be remaining in the meeting and participating in the debate and vote upon the matter.]</p> <p>The Executive Member for Finance and IT presented a report of the Head of Finance, Performance and Asset Management in respect of the proposed disposal of NHDC owned land between Radburn Way and Baldock Road, Letchworth Garden City. The following appendix was submitted with the report:</p> <p>Appendix 1 - Location Plan;</p> <p>The Executive Member for Finance and IT advised that, in the past, NHDC had identified the land located between 15-45 Radburn Way and 167-189 Baldock Road for housing. On a number of occasions over the years local residents had claimed that the land to the rear of their Baldock Road houses was subject to a "covenant" that required the maintenance of its existing use. The existence of the "covenant" had never been established by the District Council. Officers had carried out research of the District Council's records and also reviewed documentation relating to the 1950's Compulsory Purchase Order. No "covenant" had been found that restricted the land to its current use nor was there any legal restriction found that would prevent residential development. The site was currently included in the Local Plan Preferred Options document which had been the subject of recent public consultation.</p> <p>The Executive Member for Finance and IT stated that Hertfordshire County Council (HCC) owned Freeman House, immediately adjacent to the District Council's land. HCC had declared Freeman House surplus to requirements, approved its disposal and had recently carried out public consultation for the site that included outline proposals for residential development on just HCC's land.</p> <p>The Executive Member for Finance and IT commented that the recent availability of the Freeman House site had prompted the District Council to review the options for its own land. One of the issues for development of the District Council's land had been establishing suitable highway access. By marketing two publicly owned sites together it would be possible to provide vehicular access to the District Council's land via HCC's land and then Radburn Way. HCC had been approached about this proposal and had expressed willingness to work with the District Council, subject to first obtaining planning permission, joint marketing and agreeing terms on how the proceeds would be split. HCC had obtained advice from Transport Consultants that the most feasible option for gaining access to the District Council's land would be via the Freeman House site.</p> <p>The Executive Member for Finance and IT acknowledged the comments made by Mr Wearmouth earlier in the meeting, but stressed that Mr Wearmouth had referred to a "promise" made to not develop the land, rather than any legal documentation.</p> <p>Cabinet debated the matter and, whilst it agreed, in principle, that the site should be offered for sale on the open market, it was not fully convinced that all alternative options had been considered. Accordingly, in agreeing to work in partnership with Hertfordshire County Council on the joint sale of the District Council's land and the adjacent HCC's property, Cabinet further agreed to the further exploration of a possible "land swap" with HCC; the possibility of NHDC purchasing Freeman House from HCC; and the possible use of Freeman House on a temporary basis for the housing of homeless persons and families (once the existing occupants are relocated) to alleviate the use of bed and breakfast accommodation.</p> <p>Cabinet agreed that, once the ongoing discussions with HCC had been concluded, the outcome be reported back to a future meeting.</p> <p>RESOLVED:</p> <p>(1) That, subject to the Letchworth Committee raising no substantive objections to the proposal, it be agreed, in principle, to offer for sale on the open market the Council's freehold property as shown on the plan attached to this report outlined black, shaded light grey and marked "NHDC land" that is located between Radburn Way and Baldock Road, Letchworth Garden City;</p>

Item	Description/Decision
	<p>(2) That it be agreed to work in partnership with Hertfordshire County Council on the joint sale of the District Council's land and the adjacent HCC's property; further exploration of a possible "land swap" with HCC; the possibility of NHDC purchasing Freeman House from HCC; and the possible use of Freeman House on a temporary basis for the housing of homeless persons and families (once the existing occupants are relocated) to alleviate the use of bed and breakfast accommodation; and</p> <p>(3) That, after discussions with Hertfordshire County Council, the outcome be reported back to Cabinet.</p> <p>REASON FOR DECISION: To provide a financial receipt to help fund the 2016-2021 Capital Programme.</p>
38	<p>NORTH HERTFORDSHIRE MUSEUM AND COMMUNITY FACILITY AT HITCHIN TOWN HALL</p> <p>Report (/aksherts/images/att9744.docx)</p> <p>Annexes 1 & 2 - Indicative Programme of Events and Projected Utilisation & Income figures (/aksherts/images/att9745.docx)</p> <p>[Prior to the consideration of this item, Councillors Bernard Lovewell, Peter Burt and Julian Cunningham declared that they would be withdrawing from the Chamber, as they were Members of the Cabinet Sub-Committee (Council Charities), which was responsible for making decisions on the North Hertfordshire Museum and Community Facility on behalf of the Hitchin Town Hall: Gymnasium and Workmans Hall Trust. Accordingly, they withdrew from the Chamber for the duration of this item.]</p> <p>The Executive Member for Community Engagement and Rural Affairs presented a report of the Strategic Director of Customer Services and Project Executive in respect of a request to approve the necessary revenue budget for the operation of the community facility at Hitchin Town Hall. The following annexes were submitted with the report:</p> <p>Annex 1 - Indicative Programme of Events; and Annex 2 - Projected Utilisation and Income Figures for Hitchin Town Hall.</p> <p>The Executive Member for Community Engagement and Rural Affairs reminded Members that the contractual dispute between NHDC and Hitchin Town Hall Ltd in respect of the North Hertfordshire Museum and Community Facility project at Hitchin Town Hall had been reported on a number of occasions and the current status was subject to a detailed report to Council on 16 July 2015. Following consideration of that report, the current report was presented to Cabinet to consider Council's request to approve the necessary revenue budget to run the community facility element of the project, subject to a review of the operating model within three years of opening. The report also provided further detail of the operating model currently being developed to allow the opening of the Town Hall in the late autumn of 2015.</p> <p>The Cabinet supported the approach recommended in the report, including the revenue budget of £67,000 in 2015/16 and that £251,500 be built into the base budget for future years.</p> <p>RESOLVED:</p> <p>(1) That the revenue budget for operating the Hitchin Town Hall, as detailed in Paragraphs 8.1, 8.2 and 10.3 of the report, of £67,000 in 2015/16, be agreed, and that £251,500 be built into the base budget for future years;</p> <p>(2) That the approach to the operational model be endorsed, and that it be noted that this will be subject to review within three years of opening; and</p> <p>(3) That it be noted that any variation to the agreed approach would be subject to approval by Cabinet or Council.</p> <p>REASON FOR DECISION: To accord with the decision of Council made on 16 July 2015 in respect of the North Hertfordshire Museum and Community Facility at Hitchin Town Hall.</p> <p>[As this was last Cabinet meeting to be attended by Mr Richard Kelly, Principal Strategic Planning Officer, prior to him leaving the Council's employment, the Chairman and Executive Member for Planning and Enterprise both thanked him for all his hard work and support over the past few years. They wished him well in his future career.]</p>

APPENDIX 4

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Cabinet Minutes

Date: **Tuesday, 29th September, 2015** Time: **7.30pm** Place: **Council Chamber, Council Offices, Gernon Road, Letchworth Garden City**

Attendance Details

Present: **Councillor Mrs L.A. Needham (Chairman), Councillor T.W. Hone (Vice-Chairman), Councillor P.C.W. Burt, Councillor Julian Cunningham, Councillor Jane Gray, Councillor Tony Hunter (until 10.15pm), Councillor David Levett and Councillor Bernard Lovewell.**

In attendance: **Chief Executive, Strategic Director of Finance, Policy & Governance, Strategic Director of Customer Services, Head of Finance, Performance & Asset Management, Head of Revenues, Benefits & IT, Head of Development and Building Control, Head of Policy & Community Services, Information Communication Technology Manager, Communications Manager, Revenues Manager, Strategic Housing Manager, Senior Planning Officer, Senior Estates Surveyor, Acting Corporate Legal Manager, Democratic Services Manager and Committee & Member Services Manager.**

Also Present: **Councillors Cathryn Henry (Chairman of Overview & Scrutiny Committee and Simon Harwood (representing the Finance, Audit & Risk Committee). 1 Member of the Public.**

[Agenda Front Pages \(/aksnherts/images/att10015.doc\)](#)

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Item	Description/Decision
PART I	
<u>41</u>	APOLOGIES FOR ABSENCE There were no apologies for absence.
<u>42</u>	MINUTES Minutes (kab12.pl?cmte=CAB&meet=90&arc=20) RESOLVED: That the Minutes of the meeting of Cabinet held on 28 July 2015 be approved as a true record of the proceedings and signed by the Chairman.
<u>43</u>	NOTIFICATION OF OTHER BUSINESS The Chairman announced that there would be an additional item of business, which would be an oral report in respect of the Syrian Refugees situation. This item would be taken immediately following Item 5 - Public Participation.
<u>44</u>	CHAIRMAN'S ANNOUNCEMENTS (1) The Chairman announced that Members of the public and the press may use their devices to film/photograph, or do a sound recording of the meeting, but she asked them to not use flash and to disable any beeps or other sound notifications that emitted from their devices. In addition, the Chairman had arranged for the sound at this particular meeting to be recorded; (2) The Chairman reminded Members that, in line with the Code of Conduct, any Declarations of Interest needed to be declared immediately prior to the item in question; and (3) The Chairman asked that, for the benefit of any members of the public present at the meeting, Officers announce their name and their designation to the meeting when invited to speak.

Item	Description/Decision
63	<p data-bbox="280 206 874 230">LAND AT RADBURN WAY / BALDOCK ROAD, LETCHWORTH GARDEN CITY</p> <p data-bbox="280 250 612 275">Report (/aksherts/images/att9982.docx)</p> <p data-bbox="280 295 762 320">Appendix A - Location Plan (/aksherts/images/att9983.pdf)</p> <p data-bbox="280 340 1040 477">[Prior to the consideration of this item, Councillor T.W. Hone stated that he had not been involved with this site either in his role as a Hertfordshire County Councillor or as a Governor of the Letchworth Garden City Heritage Foundation, and that, as he considered there was no prejudice to the public interest, would be remaining in the meeting and participating in the debate and vote upon the matter.]</p> <p data-bbox="280 508 1040 611">The Executive Member for Finance and IT presented a report of the Head of Finance, Performance and Asset Management in respect of the proposed disposal of NHDC owned land between Radburn Way and Baldock Road, Letchworth Garden City. The following appendix was submitted with the report:</p> <p data-bbox="280 642 497 667">Appendix 1 - Location Plan.</p> <p data-bbox="280 698 1046 801">The Executive Member for Finance and IT advised that, on 18 August 2015, a meeting was held between Officers of Hertfordshire County Council (HCC) and North Hertfordshire District Council (NHDC) to review various options for disposal and land swaps and consider whether Freeman House could be temporarily be used to house homeless people and families.</p> <p data-bbox="280 833 1040 1048">In respect of Option one - a land swap whereby HCC transferred its former school playing field land at Lannock to NHDC in return for NHDC transferring its land between Radburn Way and Baldock Road to HCC, with a balancing payment being made if applicable, HCC advised this could not be recommended as HCC's Cabinet had made a decision to retain the playing field land against potential education requirements, and specific Department for Education consent to dispose would be required; it was urban open land; an allocation in the Local Plan Review would be required for it to have development potential; and neither Council could evidence best value whilst planning uncertainty existed over both sites.</p> <p data-bbox="280 1079 1046 1238">In relation to Option two - NHDC acquiring HCC's Freeman House and site, HCC advised this could not be recommended as, without planning permission and open market completion, HCC would not get best consideration; there were two parts to such a sale, the housing development site and the access plot for the benefit of NHDC's land to the rear of HCC's land, and the potential value of the access was only realisable once planning permission for that had been established; so HCC would sell in two parts anyway.</p> <p data-bbox="280 1270 1040 1485">With regard to Option three - HCC acquiring NHDC's land between Radburn Way and Baldock Road, HCC advised this could not be recommended as, without planning permission and open market competition, NHDC would not get best consideration; a sale to HCC could be attacked for being at less than best consideration; HCC would not want to buy in uncertain circumstances; and if HCC bought with no planning permission in place, HCC would expect to face a harder planning road than if NHDC were partners in achieving a scheme that accorded with the Local Plan Preferred Option for the site and which would add to local housing supply and NHDC's capital receipts.</p> <p data-bbox="280 1516 1040 1653">In relation to Option four - HCC granting a short term lease of Freeman House to NHDC for use as Bed and Breakfast accommodation for homeless people, HCC advised that this could not be recommended as the NHDC Housing Service had advised that prior adaptation works would be required and there was no business case for a short period of use whilst HCC look to obtain planning permission for residential redevelopment.</p> <p data-bbox="280 1684 1040 1787">In respect of Option five - HCC and NHDC working together to effect a joint sale of the Freeman House site together with the land between Radburn Way and Baldock Road, this was the option that HCC wished to pursue because they stated that it was the only sensible basis for co-operation to unlock housing supply and capital receipts for both Councils.</p> <p data-bbox="280 1818 1040 1921">In the light of the above information, the Executive Member for Finance and IT recommended that, working in partnership with Hertfordshire County Council, the Council proceeded with the disposal of its land at Radburn Way and Baldock Road, Letchworth Garden City. Cabinet supported this recommendation.</p> <p data-bbox="280 1953 379 1977">RESOLVED:</p> <p data-bbox="280 2009 1046 2087">(1) That the comments from the consultation with the Letchworth Committee and Hertfordshire County Council be noted, and the Letchworth Committee be advised of the outcome of Cabinet's deliberations on this matter; and</p>

Item	Description/Decision
	<p>(2) That, working in partnership with Hertfordshire County Council, the Council proceeds with the disposal of its land at Radburn Way and Baldock Road, Letchworth Garden City.</p> <p>REASON FOR DECISION: To provide a financial receipt to help fund the 2016-2021 Capital Programme.</p>

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10.49pm

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APPENDIX 5

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Cabinet Minutes

Date: **Thursday, 1st November, 2012** Time: **7.30pm** Place: **Committee Room 1, Council Offices, Gernon Road, Letchworth Garden City**

Attendance Details

Present: **Councillor Mrs L.A. Needham (Chairman), Councillor T.W. Hone (Vice-Chairman), Councillor Tom Brindley, Councillor I.J. Knighton, Councillor Bernard Lovewell and Councillor Mrs C.P.A. Strong.**

In attendance: **Strategic Director of Finance, Policy and Governance
 Head of Finance, Performance and Asset Management
 Planning Projects Manager
 Principal Planning Officer
 Senior Planning Officer
 Strategic Housing Manager
 Acting Corporate Legal Manager
 Democratic Services Manager
 Committee and Member Services Officer**

Also Present: **Councillors: Alison Ashley, David Billing, Judi Billing, David Leal-Bennett, Alan Millard, David Levett and Steve Jarvis (arrived at approximately 9 p.m.) and 22 members of the public.**

Item	Description/Decision
PART I	
<u>57</u>	APOLOGIES FOR ABSENCE Apologies for absence were received from Councillors P.C.W. Burt and Tricia Cowley and the Chief Executive and Strategic Director of Customer Services.
<u>58</u>	MINUTES Minutes (kab12.pl?cmte=CAB&meet=22&arc=20) RESOLVED: That the Minutes of the meeting of Cabinet held on 25 September 2012 be approved as a true record of the proceedings and signed by the Chairman.
<u>59</u>	NOTIFICATION OF OTHER BUSINESS There was no notification of other business.
<u>60</u>	CHAIRMAN'S ANNOUNCEMENTS (1) The Chairman reminded Members that, in line with the Code of Conduct, any Declarations of Interest needed to be declared immediately prior to the item in question; and (2) The Chairman asked that, for the benefit of any members of the public present at the meeting, Officers announce their name and their designation to the meeting when invited to speak. (3) The Chairman announced that Agenda Items 11 and 13, relating to the District Council Offices, Gernon Road, Letchworth Garden City had been deferred and would now be submitted to the Cabinet meeting on 11 December 2012.

Item	Description/Decision
65	<p>0.7 ACRE SITE, OFF TEMPLARS LANE, PRESTON</p> <p>Report (/aksnherts/images/att4630.doc)</p> <p>Addendum (/aksnherts/images/att4636.doc)</p> <p>Appendix A (/aksnherts/images/att4631.pdf)</p> <p>The Portfolio Holder for Finance and IT presented a report of the Head of Finance, Performance and Asset Management in respect of land for affordable housing, off Templars Lane, Preston and the Addendum - Paragraph 5.3a. The following Appendix was submitted with the report:</p> <p>Appendix A - Location Plan.</p> <p>The Portfolio Holder for Finance and IT advised Cabinet that Howard Cottage Housing Association wished to purchase this site in order to build four dwellings which would meet the Rural Housing Needs Policy within the NHDC Local Plan. The Cabinet noted that Preston Parish Council was keen to work with a Registered Housing Provider to meet the need for affordable housing in Preston as per the survey by the Parish Council and the Community Development Agency and the Housing Provider was in agreement to provide this affordable housing for local people.</p> <p>The Portfolio Holder for Finance and IT advised Cabinet that in early 2012 there were more than 2000 people on the Council's housing waiting list and that the delivery of affordable housing was one of the Council's priorities as stated in the Sustainable Community Strategy and the Housing Strategy.</p> <p>The Portfolio Holder for Finance and IT confirmed that as in previous land disposals to Registered Social Landlords the sale price would be discounted by 50 per cent to allow for the provision of full nomination rights.</p> <p>A Member requested and it was agreed that Preston Parish Council should be included in the consultation process.</p> <p>RESOLVED:</p> <p>(1) That, subject to Preston Parish Council and the Southern Rural Committee raising no substantive objections to the proposal, the land off Templars Lane, Preston, Hitchin, as outlined in black on the plan attached as Appendix A to the report, be declared as surplus to the Council's requirements; and</p> <p>(2) That, following negotiations, the decision on whether to agree the sale at less than market value be delegated to the Strategic Director of Finance, Policy and Governance, in consultation with the Portfolio Holder for Finance and IT.</p> <p>REASON FOR DECISION: To facilitate the provision of new affordable social housing through the use of Council-owned land that might otherwise remain of limited benefit to the community.</p>

Item	Description/Decision
66	<p>0.55 ACRE SITE, LUMEN ROAD, ROYSTON</p> <p>Report (/aksnherts/images/att4632.doc)</p> <p>Appendix A (/aksnherts/images/att4633.JPG)</p> <p>The Portfolio Holder for Finance and IT presented a report of the Head of Finance, Performance and Asset Management in respect of land for affordable housing, off Templars Lane, Preston. The following Appendix was submitted with the report:</p> <p>Appendix A - Location Plan.</p> <p>The Portfolio Holder for Finance and IT advised Cabinet that this site of approximately 0.55 acres was in the main a former gas works and that there were two ground leases owned by the Council. The Portfolio Holder for Finance and IT confirmed that part of this land was contaminated and if an industrial unit was built there would be a concrete cover over the land. However, if the site was given over to housing more remediation would be required and the Portfolio Holder for Finance and IT referred to the different values depending on whether an industrial or residential use was selected.</p> <p>A Member questioned again the order of consultation and that Royston Town Council should be invited to comment should Cabinet agree for officers to undertake a marketing of the site within the requirements of the Contract Procurement Rules.</p> <p>The Portfolio Holder for Finance and IT confirmed that if 20 dwellings were built on the site there would be a New Homes Bonus sum in the region of £23.3 K per annum for six years.</p> <p>RESOLVED:</p> <p>(1) That, subject to the Royston and District Committee raising no substantive objections to the proposal, the 0.55 acre site at Lumen Road, Royston, as identified on the plan attached at Appendix A to the report, be offered for sale on the open market;</p> <p>(2) That the offers received from marketing the site are reported back to Cabinet to seek authority on which to accept; and</p> <p>(3) That Royston Town Council be advised of the decision at (1) above and invited to comment on the proposal to place this site on the open market.</p> <p>REASON FOR DECISION: To provide a financial receipt to help fund the 2012 to 2016 Capital Programme; to remove future council liabilities for remediation work; and to maximise interest in the land from a variety of developers and satisfy the requirements to obtain the best consideration reasonably obtainable.</p>

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APPENDIX 6

Cabinet Minutes

Date: **Wednesday, 30th March, 2016** Time: **7.30pm** Place: **Council Chamber, Council Offices, Gernon Road, Letchworth Garden City**

Attendance Details

Present: **Councillor Mrs L.A. Needham (Chairman), Councillor T.W. Hone (vice-Chairman), Councillor P.C.W. Burt, Councillor Julian Cunningham, Councillor Jane Gray, Councillor Tony Hunter, Councillor David Levett and Councillor Bernard Lovewell.**

In attendance: **Strategic Director of Finance, Policy & Governance, Strategic Director of Customer Services, Head of Leisure and Environmental Services, Head of Policy & Community Services, Accountancy Manager, Communications Manager, Strategic Planning & Projects Manager, Service Manager - Waste & Recycling, Principal Strategic Planning Officer, Estates Surveyor, Acting Senior Lawyer and Committee & Member Services Manager.**

Also Present: **Councillor Cathryn Henry (Chairman of the Overview & Scrutiny Committee), Councillor Michael Weeks (Chairman of the Finance, Audit & Risk Committee) and Councillors Steve Jarvis and Ray Shakespeare-Smith.
 3 Members of the Public.**

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Item	Description/Decision
PART I	
<u>10</u> <u>6</u>	APOLOGIES FOR ABSENCE There were no apologies for absence.
<u>10</u> <u>7</u>	MINUTES Minutes (kab12.pl?cmte=CAB&meet=94&arc=20) RESOLVED: That the Minutes of the meeting of Cabinet held on 26 January 2016 be approved as a true record of the proceedings and signed by the Chairman.
<u>10</u> <u>8</u>	NOTIFICATION OF OTHER BUSINESS There was no notification of other business.
<u>10</u> <u>9</u>	CHAIRMAN'S ANNOUNCEMENTS (1) The Chairman announced that Members of the public and the press may use their devices to film/photograph, or do a sound recording of the meeting, but she asked them to not use flash and to disable any beeps or other sound notifications that emitted from their devices. In addition, the Chairman had arranged for the sound at this particular meeting to be recorded; (2) The Chairman reminded Members that, in line with the Code of Conduct, any Declarations of Interest needed to be declared immediately prior to the item in question; and (3) The Chairman asked that, for the benefit of any members of the public present at the meeting, Officers announce their name and their designation to the meeting when invited to speak.

Item	Description/Decision
<p><u>11</u> 9</p>	<p>LAND AT THE SNIPE AND HITCHIN ROAD, WESTON</p> <p>Report (/aksnherts/images/att10831.doc)</p> <p>Appendix A - Location Plan (/aksnherts/images/att10832.pdf)</p> <p>[Prior to the consideration of this item, Councillor Jane Gray stated she had a Declarable Interest, due to her role as a Board Member of North Hertfordshire Homes. Accordingly, she withdrew from the Chamber for the entirety of the debate and vote upon this item.]</p> <p>The Executive Member for Finance and IT presented the report of the Senior Estates Surveyor in respect of the proposed disposal of land at The Snipe and Hitchin Road, Weston. The following appendix was submitted with the report:</p> <p>Appendix A - Location Plan.</p> <p>The Executive Member for Finance and IT advised that he would be proposing a slight amendment to the recommendation contained in the report, namely the replacement of the word “sale” with “disposal” in the first line.</p> <p>The Executive Member for Finance and IT stressed that the disposal of the land for development would be an “in principle” decision, subject to a further report on the outcome of consultation with the Baldock and District Committee; the details of the terms agreed, including the land value; and any responses to the Section 123 public notices.</p> <p>The Executive Member for Finance and IT thanked Weston Parish Council and the Local Ward Councillor for their support to the principle of developing the site. He commented that many of the issues raised by the Parish Council would be dealt with as part of any future planning application, and he urged Councillor Schofield and his colleagues to supply their comments as part of the planning process when any application came forward.</p> <p>The Executive Member for Finance and IT noted the Parish Council’s comments with regard to the Local Plan and safeguarding the site from additional development. However, he was unable to provide any form of guarantee that this would come to pass, as further development may be proposed through the Local Plan process.</p> <p>RESOLVED: That the disposal of approximately 1.3 hectares of land at The Snipe and Hitchin Road, Weston for the provision of affordable and market houses be agreed in principle, subject to a further report on: the outcome of consultation with the Baldock and District Committee; the details of the terms agreed, including the land value; and any responses to the Section 123 public notices.</p> <p>REASON FOR DECISION: To facilitate the provision of new affordable housing through the use of Council owned land that might otherwise remain of limited benefit to the community.</p>