

**SEDGEFIELD BOROUGH COUNCIL
CABINET**

Conference Room 1,
Council Offices,
Spennymoor

Thursday,
27 July 2006

Time: 10.00 a.m.

Present: Councillor R.S. Fleming (Chairman) and

Councillors Mrs. B. Graham, A. Hodgson, M. Iveson, D.A. Newell,
K. Noble, R.A. Patchett and W. Waters

In Attendance: Councillors W.M. Blenkinsopp, Mrs. J. Croft, V. Crosby, A. Gray, B. Hall,
J.M. Khan, B. Meek, J.P. Moran, Mrs. E.M. Paylor, Mrs. C. Potts,
A. Smith, Mrs. I. Jackson Smith, T. Ward and J. Wayman J.P

Apologies: Councillor Mrs. A.M. Armstrong

CAB.46/06 DECLARATIONS OF INTEREST

Councillor K. Noble indicated that he would be declaring a prejudicial interest in Items 8, 9 and 10 – Local Improvement Programme Applications as he was a board member of Groundwork East Durham.

Councillor A. Hodgson indicated that he would be declaring a prejudicial interest in Items 8, 9 and 10 – Local Improvement Programme Applications as he was a board member of Groundwork East Durham.

Councillor M. Iveson indicated that he would be declaring a prejudicial interest in Item 16 – Asset Management – Sale of Business Development Land At Green Lane Industrial Estate, Spennymoor – as his wife was a member of Durham County Council.

CAB.47/06 MINUTES

The Minutes of the meeting held on 13th July 2006 were confirmed as a correct record and signed by the Chairman.

**CAB.48/06 SEDGEFIELD BOROUGH LOCAL DEVELOPMENT FRAMEWORK:
CORE STRATEGY ALTERNATIVE OPTIONS REPORT (KEY
DECISION)**

The Lead Member for Planning and Development presented a report of regarding the above. (For copy see file of Minutes).

The Core Strategy Development Plan Document would provide the overall strategic spatial planning policies for the Borough up to 2018. Regulation 25 of the Town and Country Planning (Local Development)(England) Regulations 2004 stated that to take the document forward, the Council needed to undertake an early consultation exercise to identify what were the planning issues and options that the document would seek to address.

Members noted that officers were requesting the community's views on 19 spatial planning issues and providing them with a range of options to address the issues. The responses would be fed into a Core Strategy Preferred Options Report, which was scheduled for publication in February 2007.

RESOLVED : That the Council be recommended to endorse the Core Strategy Alternative Options Document to enable the document to be published.

CAB.49/06 SEDGEFIELD BOROUGH HOUSING STRATEGY 2006/07 - 2008/09 - DEVELOPING A FIT FOR PURPOSE HOUSING STRATEGY (KEY DECISION)

The Lead Member for Housing presented a report regarding the above draft Strategy. (For copy see file of Minutes).

It was explained that the Government had significantly changed its approach to the development of housing strategies and wanted to see all local authorities adopt a housing strategy which was "fit for purpose" i.e. met certain requirements in terms of key content and monitoring arrangements. Consequently, a new Housing Strategy had been developed to take account of the national, regional and local policy issues and priorities and had clear links to the Council's Corporate Plan and the Local Strategic Partnership's Community Strategy.

Members noted that the draft strategy had been submitted to the Government Office for the North East for assessment against a "fit for purpose" standard and had been signed off as meeting the standard.

RESOLVED : That Council be recommended to adopt the Sedgefield Borough Housing Strategy 2006/07 – 2008/09.

CAB.50/06 DISPOSAL OF HEIGHINGTON LANE WEST STRATEGIC EMPLOYMENT SITE (KEY DECISION)

Consideration was given to a report regarding the above strategic employment site, which was jointly owned by Sedgefield Borough Council, Durham County Council and ONE NorthEast. (For copy see file of Minutes).

It was explained that a number of bids had been received from national property developers, which would result in the development of the site for regional logistics facilities. Cabinet approval was therefore sought to the principle of the disposal of the Council's interest in the site and to authorise senior officers of the Council to assist in the selection of the optimum bid. Once selected the detail of the bid would be presented to Cabinet.

It was pointed out that the sale of Heighington Lane West represented a significant potential receipt for re-investment in the authority's priorities as the Council would receive a one third share. It would also create employment opportunities in line with longstanding economic development aspirations for the site.

RESOLVED : That the disposal of Sedgfield Borough's interest in Heighington Lane West be agreed in principle and that officers be authorised to select the optimum bid.

CAB.51/06 HOUSING DEPARTMENT SERVICE IMPROVEMENT PLAN

The Lead Member for Housing presented a report seeking approval for the printing and design work, associated with the publication of a new Tenant's handbook. (For copy see file of Minutes).

It was reported that discussions had taken place with the Council's preferred design and print contractor regarding the presentation and publication of the handbook and it was proposed that the revised handbook should be in the form of an A4 ring binder, containing 28 sections ranging from Equity and Diversity to Right to Buy.

RESOLVED : That authorisation be given to engage Hillprint Media to design and print 12,000 copies of the Tenant's Handbook for the sum of £52,800 (£4.40 per copy).

CAB.52/06 LOCAL IMPROVEMENT PROGRAMME - CHILTON ENVIRONMENTAL IMPROVEMENTS

N.B. In accordance with Section 81 of the Local Government Act 2000 and the Members' Code of Conduct, Councillors A. Hodgson and K. Noble declared a prejudicial interest in the above item and left the meeting for the duration of discussion and voting on the item.

Consideration was given to a report regarding the above. (For copy see file of Minutes).

The project, which had been developed and championed by Chilton Town Council, included the redevelopment of the tennis courts including lighting, installation of a floodlit multi- use games area and two youth shelters as well as a range of street furniture in Chilton Welfare Park.

It was reported that in view of the sport and recreation focus of the project, the allocation of any funding would be conditional upon the applicant working with the Council's Leisure Services Department to develop a robust Sports Development Plan to ensure that the completed facilities were fully utilised.

It was also pointed out that given that a key part of the application aimed to provide appropriate floodlighting, the Town Council had committed to review the opening times of the Welfare Park to provide extended evening use during the winter months.

RESOLVED : That the application for Local Improvement Programme funds, based upon the information provided, be approved.

CAB.53/06 LOCAL IMPROVEMENT PROGRAMME - TRIMDON COLLIERY COMMUNITY CENTRE - ARCHITECTS FEES

N.B. In accordance with Section 81 of the Local Government Act 2000 and the Members' Code of Conduct, Councillors A. Hodgson and K. Noble declared a prejudicial interest in the above item and left the meeting for the duration of discussion and voting on the item.

Consideration was given to a report regarding a Local Improvement Programme application from Trimdon Colliery Community Association for funding to commission an architect to provide a robust design and costing for a new community centre. (For copy see file of Minutes).

The application had been supported by Area 3 Forum at its meeting on 5th July 2006.

RESOLVED : That the application for Local Improvement Programme funds, based upon the information provided, be approved.

CAB.54/06 LOCAL IMPROVEMENT PROGRAMME - TRIMDON MUGA

N.B. In accordance with Section 81 of the Local Government Act 2000 and the Members' Code of Conduct, Councillors A. Hodgson and K. Noble declared a prejudicial interest in the above item and left the meeting for the duration of discussion and voting on the item.

Consideration was given to a report regarding a Local Improvement Programme application from Groundwork East Durham for funding to install a multi-use games area on an area of under-used open space next to Trimdon Colliery Community Centre. (For copy see file of Minutes).

The application had been endorsed by Area 3 Forum at its meeting on 5th July 2006.

RESOLVED : That the application for Local Improvement Programme funds based upon the information provided be approved.

CAB.55/06 ANNUAL REVIEW OF TREASURY MANAGEMENT 2005 - 06

Consideration was given to a report reviewing the performance of the Council's Treasury Management activities during the 2005/06 financial year. (For copy see file of Minutes).

The report confirmed that the Council had fully complied with its approved strategy, treasury management practices and all prudential indicators in accordance with the Prudential Code for Capital Finance in Local Authorities in 2005/06.

Members' attention was drawn to the following key aspects of performance in 2005/06:

- The policy of ensuring that long-term borrowing and the capital financial requirement were at broadly the same level had been achieved with figures of £18.349m and £19.147m respectively.
- Rescheduling of £3.9m of debt during the year, replacing loan debt at 8.35% with a relatively low rate of 3.7% had resulted in revenue savings of £90,000 per year.
- Average rate of return on achieved on investments was 4.80% - 0.27% greater than the benchmark comparator of 4.53%.
- Reduction in the average rate of interest paid on external debt from 7.4% to 7.2%.

RESOLVED : That the performance and compliance with the approved Treasury Management Strategy in 2005/06 be noted.

CAB.56/06 OVERVIEW AND SCRUTINY REVIEW GROUP REPORT - AREA FORUMS

Consideration was given to a schedule detailing the Cabinet's response to recommendations made by the Overview and Scrutiny Review Group regarding Area Forums. (For copy see file of Minutes)

RESOLVED: That the schedule be received.

CAB.57/06 OVERVIEW AND SCRUTINY COMMITTEE 2

Consideration was given to the Minutes of the meeting held on 27th June 2006. (For copy see file of Minutes).

RESOLVED : That the Committee's recommendation be received and appropriate action be taken.

CAB.58/06 AREA 2 FORUM

Consideration was given to the Minutes of the meeting held on 20th June 2006. (For copy see file of Minutes).

RESOLVED : That the report be received.

EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That in accordance with Section 100(a)(4) of the Local Government Act 1972 the press and public be excluded from the meeting for the following items of business on the grounds that they may involve the likely disclosure of exempt information as defined in Paragraph 3 of Schedule 12a of the Act.

**CAB.59/06 DEVELOPMENT OF HAWKSHEAD PLACE, NEWTON AYCLIFFE -
AWARD OF TENDER (KEY DECISION)**

Consideration was given to a report seeking approval for the Council to sell 1.70 hectares of land at Hawkshead Head, Newton Aycliffe. (For copy see file of Minutes).

RESOLVED : That the recommendations detailed in the report be adopted.

**CAB.60/06 ASSET MANAGEMENT - SALE OF BUSINESS DEVELOPMENT LAND
AT GREEN LANE INDUSTRIAL ESTATE, SPENNYMOOR**

N.B. In accordance with Section 81 of the Local Government Act 2000 and the Members' Code of Conduct, Councillor M. Iveson declared a personal interest in the above item and left the meeting for the duration of discussion and voting on the item.

Consideration was given to a report regarding an application received for an option on 0.99 hectares of business development land at Green Lane Industrial Estate, Spennymoor, which was in the joint ownership of Sedgfield Borough and Durham County Councils.

RESOLVED : That the recommendation detailed in the report be adopted.

Published on 28th July 2006.

The key decisions contained in these Minutes will be implemented on Monday 7th August 2006 five working days after the date of publication unless they are called in by three Members of the relevant Overview and Scrutiny Committee in accordance with the call in procedure rules.

ACCESS TO INFORMATION

Any person wishing to exercise the right of inspection, etc., in relation to these Minutes and associated papers should contact Gillian Garrigan, on Spennymoor 816166 Ext 4240