

**SEDGEFIELD BOROUGH COUNCIL  
CABINET**

Conference Room 1,  
Council Offices,  
Spennymoor

Thursday,  
28 February 2008

Time: 10.00 a.m.

**Present:** Councillor Mrs. A.M. Armstrong (Chairman) and  
  
Councillors Mrs. K. Conroy, V. Crosby, Mrs. B. Graham, A. Hodgson,  
Mrs. L. Hovvels, J.M. Khan and W. Waters

**In Attendance:** Councillors W.M. Blenkinsopp, Mrs. D. Bowman, Mrs. P. Crathorne,  
Mrs. L. M.G. Cuthbertson, P. Gittins J.P., Mrs. J. Gray, B. Haigh,  
Mrs. S. Haigh, D.M. Hancock, J.E. Higgin, T. Hogan, Ms. I. Jackson,  
Mrs. E.M. Paylor, A. Smith and T. Ward

**Apologies:** Councillors D.A. Newell

**CAB.155/07 DECLARATIONS OF INTEREST**  
Members had no interests to declare.

**CAB.156/07 MINUTES**  
The Minutes of the meeting held on 14<sup>th</sup> February 2008 were confirmed as a correct record and signed by the Chairman.

**CAB.157/07 DEVELOPMENT OF FORMER PRAXIS FACTORY SITE, DEAN BANK, FERRYHILL (KEY DECISION)**  
The Lead Member for Social Regeneration and Partnership presented a report seeking approval for the Council to enter into a Joint Venture with a suitable development partner to secure the development of the former Praxis factory site, Dean Bank, Ferryhill. (For copy see file of Minutes).

The report set out details on the preparation of the development brief for the site, the key elements included in the development brief, identification and selection of a suitable development partner and a broad timetable for the site's development.

With regard to paragraph 3.3.1 of the report, it was pointed out that 20%, not 25%, of housing provision on the site needed to be affordable, with a mix of house types and tenures.

**RESOLVED :** 1. *That the approach for the development of the former Praxis Site, Dean Bank, Ferryhill as set out in the report, be adopted.*

2. *That the Director of Neighbourhood Services and the selection panel be delegated to enter into a Joint Venture with a development partner whose tender most closely meets the requirement of the development brief.*
3. *That the terms of the successful tender be reported to the next possible meeting of Cabinet on completion of the selection process.*

**CAB.158/07 DEMOLITION CONTRACT - PHASE 1, MASTER PLAN**

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

It was reported that tenders had been invited from four firms for a demolition project comprising of securing, stripping, clearing and ultimate demolition of empty dwellings, outbuildings and garages identified for clearance within Phase 1 of the Master Plan.

Appendix 1 to the report listed the properties that were affected. It was pointed out that not all of the properties listed on the schedule had been acquired.

Members noted that the lowest tender had been submitted by A. Butler (Haulage) Limited in the sum of £917,662.00.

*RESOLVED : That the action of the Director of Neighbourhood Services, in consultation with the Lead Member for Social Regeneration and Partnership in accepting the lowest tender submitted by A. Butler (Haulage) in the sum of £917,662.00 be noted.*

**CAB.159/07 LOCAL LAND AND PROPERTY GAZETTEER POLICY**

Consideration was given to a report seeking agreement of the Local Land and Property Gazetteer Policy, which was attached to the report. (For copy see file of Minutes).

Lyn Smith, GIS Officer/ Local Land and Property Gazetteer Custodian attended the meeting to give a presentation on the need for the policy.

Members noted that the Local Land and Property Gazetteer was managed by a designated Local Land and Property Gazetteer Custodian in the Forward Planning Section of the Neighbourhood Services Department and it was the single master source of correct address data for the Council.

*RESOLVED : That the Local Land and Property Gazetteer Policy attached as Appendix 1 to the report be approved.*

**CAB.160/07    SEDGEFIELD BOROUGH LOCAL DEVELOPMENT FRAMEWORK - DRAFT WINDLESTONE HALL SUPPLEMENTARY PLANNING DOCUMENT (KEY DECISION)**

Consideration was given to a report seeking approval to commend the draft Windlestone Hall Supplementary Planning Document to Council for approval and publication. (For copy see file of Minutes).

It was explained that the document had been prepared to guide the redevelopment of Windlestone Hall, a Grade II\* Listed Building, its setting and other constituent elements that were currently being offered for sale by Durham County Council.

*RESOLVED :        That the draft Windlestone Hall Supplementary Planning Document be commended to Council for approval and publication.*

**CAB.161/07    DRAFT PLANNING POLICY STATEMENT 4: PLANNING FOR SUSTAINABLE ECONOMIC DEVELOPMENT**

Consideration was given to a report regarding the above document on which the Council had been invited to comment. (For copy see file of Minutes).

It was explained that the draft document set out the Government's key policy outcomes which were to raise the productivity of the UK economy, maximise job opportunities, improve economic performance of the Regions, deliver sustainable development and promote regeneration and tackle deprivation.

Members' attention was drawn to Paragraphs 3.4 to 3.7 of the report, which outlined the Council's proposed response to the document.

*RESOLVED :        That the response set out in the report to Draft Planning Policy Statement 4 be endorsed.*

**CAB.162/07    FREEDOM OF INFORMATION ACT 2000 - ANNUAL REPORT**

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

The report gave details of the number of Freedom of Information Act requests received and processed from 1<sup>st</sup> January to 31<sup>st</sup> December 2007. It also summarised the Government's response to the Constitutional Affairs Select Committee report – "Freedom of Information One Year On" and the draft consultation on the Freedom of Information and Data Protection (Appropriate Limit and Fees) Regulations 2007 (Draft Regulations).

*RESOLVED :        That the report be noted.*

**CAB.163/07 RISK MANAGEMENT PROGRESS REPORT 2007 - FEEDBACK FROM AUDIT COMMITTEE**

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

It was explained that the Audit Committee was required within the Constitution of the Council to report to Cabinet on the effectiveness of the Council's Risk Management arrangements.

Members noted that Audit Committee at its meeting on 28<sup>th</sup> January 2008 had considered a report on the progress in developing risk management within the Council during 2007 and had expressed general satisfaction with the effectiveness of the risk management arrangements around the Council and with the initiatives being undertaken by the Risk Management Group.

Cabinet's attention was drawn to Paragraph 3.6, which detailed corporate initiatives that needed to be further developed.

*RESOLVED : That the findings of the Audit Committee be accepted and the Committee's approach for officers to further develop the corporate initiatives as shown in paragraph 3.6 of the report, be endorsed.*

**CAB.164/07 OVERVIEW AND SCRUTINY COMMITTEES**

Consideration was given to the Minutes of the following meetings:

Prosperous and Attractive Borough Overview and Scrutiny Committee - 29<sup>th</sup> January 2008

Strategic Leadership Overview and Scrutiny Committee - 12<sup>th</sup> February 2008

*RESOLVED: That the Minutes 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 item of business on the grounds that it may involve the likely disclosure of exempt information as defined in Paragraph 3 of Part 1 of Schedule 12a of the Act.*

**CAB.165/07 DEVELOPMENT OF FORMER PRAXIS FACTORY SITE, DEAN BANK, FERRYHILL - HOUSING CAPITAL RECEIPT (KEY DECISION)**

The Lead Member for Social Regeneration and Partnership presented a report setting out the likely market value of the former Praxis site, Dean Bank, Ferryhill without restriction and the likely capital receipt, taking into account the required outputs. (For copy see file of Minutes).

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

**Published on 29<sup>th</sup> February 2008**

**The key decisions contained in these Minutes will be implemented on Monday 10<sup>th</sup> March 2008 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.**

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**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 [ggarrigan@sedgefield.gov.uk](mailto:ggarrigan@sedgefield.gov.uk)