

## **CABINET**

**Decision Notices and Minutes of a meeting of the Cabinet held on Thursday, 26th April, 2012 at 5.00 p.m. at the Civic Offices, Telford**

**PUBLISHED ON WEDNESDAY, 2nd MAY, 2012**

**(DEADLINE FOR CALL-IN: TUESDAY, 8<sup>th</sup> MAY, 2012)**

**PRESENT:** Councillor K.S. Sahota (Leader and Chair), E.A. Clare, A.R.H. England, W.A.M. McClements, R.A. Overton, H. Rhodes, C.F. Smith and P.R. Watling

**ALSO PRESENT:** Councillor A.J. Eade (Conservative Group Leader) and Councillor W.L. Tomlinson (Lib Dem/Independent Group Leader)

### **CB-125      MINUTES**

**RESOLVED** – that the minutes of the meeting of the Cabinet held on 29th March 2012 be confirmed and signed by the Chairman.

### **CB-126      APOLOGIES FOR ABSENCE**

Councillor S. Davies.

### **CB-127      DECLARATIONS OF INTEREST**

Councillor E.A. Clare declared a personal and prejudicial interest in agenda item 6, Planning for School Places (governor of Sutherland school).  
Councillor C.F. Smith declared a personal and prejudicial interest in agenda item 6, Planning for School Places (member of family employed at Sutherland school).

### **CB-128      ENCOURAGING GROWTH – A NEW WAY OF WORKING**

#### **Non-Key Decision.**

Councillor C.F. Smith, Cabinet Member: Housing, Regeneration & Economic Development, presented the report of the Assistant Director: Business, Development & Housing which set out a number of ways in which the Council was looking to secure inward investment to the Borough and to work with existing businesses in supporting growth and jobs.

The report set out the national and local context in terms of economic development, the development planning system, and the recommendations made by the Co-operative Commission relating to Telford promoting itself as a 'Business Winning Council'. There were a number of challenges resulting from the current financial climate and global recession, but also a number of areas of concern with the current approach to handling development enquiries and

processing planning applications. The Council had recognised these issues as part of the senior management review, which had created a Development, Business & Housing service area with a mandate to streamline existing processes and deliver a commercial approach to the Council's business.

To underpin a new joined-up approach to investment, it was proposed to adopt a Business & Development Charter, which included an Early Action Plan – a copy of which was appended to the report. The report also identified a number of 'quick wins' as part of the change process to deliver a new service. These focussed on streamlining the development planning process to help deliver the homes, business, infrastructure and thriving local places that the Borough needed.

**RESOLVED –**

- (a) that the proposals and 'quick wins' set out in the report to produce greater certainty for investors be approved, and that the Business & Development Charter be adopted and launched accordingly;**
- (b) that authority be delegated to the Assistant Director: Development Business & Housing, in consultation with the Cabinet Member for Housing, Regeneration & Economic Development to amend the Business & Development Charter following consultation with various stakeholders;**
- (c) that it be noted that the Assistant Director: Development, Business & Housing and the Assistant Director: Environment & Leisure will establish and lead a steering group to monitor the approach relating to the Charter, and also to co-ordinate management of planning obligations in line with Planning Policy and Council Priorities;**
- (d) to recommend that a report is taken to Plans Board and/or the Council Constitution Committee to amend the scheme of delegation for changes as suggested in this report.**

**CB-129      INWARD INVESTMENT – A BUSINESS WINNING COUNCIL**

**Non-Key Decision.**

Councillor C.F. Smith, Cabinet Member: Housing, Regeneration & Economic Development, presented the report of the Assistant Director: Business, Development & Housing which proposed a co-ordinated approach to inward investment, and to maximising the opportunities from the re-location of Jaguar Land Rover in Staffordshire.

Appended to the report was an early draft prospectus summarising the opportunities for companies and businesses in the automotive industry supply chain to re-locate to Telford, to take advantage of the close proximity to the new engine plant to be built by Jaguar Land Rover at the i54 site in

Wolverhampton. A more detailed briefing document was also appended to the report. This set out the 'Telford offer', and contained information on the availability of commercial land in the Borough, including prime sites at The Nedge and at Hortonwood. The Council was establishing a protocol with the Homes & Communities Agency (HCA) to enable the Council's property team to proactively promote the disposal of HCA employment land. The HCA would fund the staff costs for this. In terms of funding, £100k was required for the development of launch information for Telford's offer, with the sustained marketing throughout the short term funded from future capital receipts.

Another 'business friendly' approach was to use the opportunity arising from the Government's proposals for retention by Councils of business rates from 2013/14 to consider innovative ways to attract new businesses and demonstrate flexibility over business rate payment terms, such as a "business rate discount" scheme.

**RESOLVED –**

- (a) that authority be delegated to the Assistant Director: Development, Business & Housing, in consultation with the Cabinet Member for Resources & Service Delivery, to develop a policy regarding business rate relief, as detailed in Section 5 of the report;**
- (b) that the early draft prospectus, as shown at Appendix 1 of the report, be approved, and that authority be delegated to the Assistant Director: Development Business & Housing, in consultation with the Cabinet Member for Housing, Regeneration & Economic Development, to amend and complete the document before formal launch;**
- (c) that the use of the detailed document shown at Appendix 2 of the report be approved as briefing information for staff and partners to proactively target marketing to secure inward investment;**
- (d) that the allocation of funding to proactively market the Telford inward investment offer, as identified in section 5 of the report, be approved;**
- (e) that the Council acting as managing agent for all HCA commercial land, as detailed in section 5 of the report, be approved.**

Prior to discussion of the following item Councillors E.A. Clare and C.J. Smith left the room.

**CB-130      PLANNING FOR SCHOOL PLACES: REVISED PLANS FOR SECONDARY SCHOOL PROVISION UNDER BUILDING SCHOOLS FOR THE FUTURE**

**Key Decision identified as School Organisation/Capital Financing/Borough Towns Initiative/Building Schools for the**

**Future/Planning of School Places** in the Forward Plan published on 16<sup>th</sup> March 2012.

Councillor P.R. Watling, Cabinet Member: Children, Young People & Families, presented the report of the Assistant Director: Education, Culture & Skills, which informed Cabinet of the outcome of the consultation process in respect of the revised Building Schools for the Future (BSF) programme, and to seek a decision on whether to proceed with the plan.

Following the Cabinet decision on 10<sup>th</sup> November 2011 to allow formal consultation to take place on the proposals, a series of consultation meetings were organised at each of the schools effected – a full list of the consultees was appended to the report, along with notes taken at the meetings. Comments were also received via tear-off reply slips or on-line. There were a large number of negative comments in response to the Sutherland/Wrockwardine Wood proposal – mainly in the form of a standard letter from the Wrockwardine Wood Arts College Action Group.

In view of the high level of interest that the original proposals raised, Council Officers had conducted a series of follow-up meetings with various interest groups to further explore the potential implications of the plans. In relation to concerns about the location of the proposed Christian Academy in Priorslee, alternative sites that had been previously considered were looked at again, but these were not now available. In response to representations made about the links between St Georges CE Primary School and Wrockwardine Wood Arts College, it was proposed to increase the size of the Co-operative Academy on the Oakengates Leisure Centre site from 1050 to 1200 places (to accommodate St Georges pupils), with a corresponding reduction in the size of the proposed Faith Academy in Priorslee from 1050 to 900 places. The Dioceses of Shrewsbury and Lichfield had indicated that they would jointly act as sponsors of the new Faith Academy. The Governing Bodies at both Wrockwardine Wood Arts College and Sutherland Business & Enterprise College now supported the creation of a new 1200 place Academy on the Oakengates Leisure Centre site, and were committed to working together to develop plans for the new school.

The implications for BSF funding were detailed in the report, and remained broadly similar to those reported to Cabinet in November 2011. The revised construction programme associated with the Oakengates scheme had led to an overall increase in construction costs of £330k. In addition, the change of status of these schools to Academies would have an impact on the overall Council resource availability.

Councillor A.J. Eade raised concerns that the reduction in the number of places at the proposed Faith Academy in Priorslee would disadvantage residents of the Priorslee area. He also raised concerns over site access and believed the report should be deferred to allow for a strategic transport review prior to further consultation. Councillor P.R. Watling, Cabinet Member: Children, Young People & Families, believed that the proposals provided the best possible opportunities for the Borough.

## **RESOLVED –**

- (a) that, having taken into consideration responses to the formal consultation process detailed in the report, approval be given to submit the revised plans for the **Building Schools for the Future** programme to **PartnershipsforSchools**, namely:
- To build a new 900 place **Christian faith Academy** for ages 11-18 in **Priorslee** to replace the existing **Blessed Robert Johnson Catholic College**.
  - To build a new 1200 place **Co-operative Academy** for ages 11–16 on the **Oakengates Leisure Centre** site.
  - To relocate **Lord Silkin and Grange Park Primary** onto the shared site in **Stirchley**, to encompass an 1150 place **Learning Community** comprising primary, secondary and Post 16 education.
  - To rebuild **Charlton School** as a 1200 place 11-16 school to enhance secondary provision in **Wellington**.
- (b) that authority be delegated to the **Assistant Director – Education, Culture and Skills**, in consultation with the **Cabinet Member for Children, Young People and Families**, to co-ordinate the implementation of any interim governance arrangements as may be required.

Prior to discussion of the following item Councillors E.A. Clare and C.F. Smith returned to the room.

### **CB - 131      OUTCOME OF THE LIBRARY SERVICE REVIEW**

**Key Decision** identified as **The Public Library Service Review** in the Forward Plan published on 16 March 2012.

Councillor A.R.H. England, Cabinet Member: Leisure & Wellbeing, presented the report of the Assistant Director: Customer & People Services, which informed Members of the outcomes of the Library Service Review and suggested new library opening times informed by the recent public consultation findings.

In order to achieve the required 20% staffing and non-staffing savings target, the library service had completed a service review to ensure that it continued to meet community need and enabled the Council to meet its statutory obligations. A decision not to close any of the nine libraries was the main objective of the review, which had instead identified savings through a reduction in opening hours and, where possible, co-location with other partners in order to save building related costs. The review also recommended the introduction of a First Point Service at the four main

libraries (Madeley, Newport, Telford & Wellington) in order to enhance access to other council services.

In terms of reduced opening hours, consultation had taken place with the town and parish councils most affected, which had resulted in an offer by Great Dawley Parish Council to 'buy-back' the 5 hours per week that would otherwise have been lost from Dawley Neighbourhood Library. Stirchley & Brookside Parish Council were actively considering co-locating with Stirchley library to share building costs. Self service technology would be introduced at Stirchley and Oakengates libraries to operate over and above the library staffed hours. Consultation with the public on preferred opening times (details of which were appended to the report) had also informed the review, and the proposed new opening hours at each of the nine libraries were outlined in the report.

**RESOLVED –**

- (a) **that the new delivery model of 4 main libraries and 5 neighbourhood libraries be approved;**
- (b) **that the new library opening times, to come into effect in August 2012, be approved, and the approach to self-service, where libraries benefit from being co-located with partner services to reduce the impact on the reduction in Librarian hours, be endorsed;**
- (c) **that the introduction and opportunities of a First Point service at the four main libraries, following the pilot at Wellington Library and the report to Cabinet on 29 March 2012, be noted.**

**CB-132      SHOP FRONTS AND SIGNAGE DESIGN GUIDANCE IN CONSERVATION AREAS – SUPPLEMENTARY PLANNING DOCUMENT**

**Key Decision** identified as **Shop Fronts and Signage Design Guidance in Conservation Areas Supplementary Planning Document** in the Forward Plan published on 16<sup>th</sup> March 2012.

Councillor C.F. Smith, Cabinet Member: Housing, Regeneration & Economic Development, presented the report of the Assistant Director: Planning Specialist, which sought approval for the adoption of a Supplementary Planning Document (SPD) that would form part of the Telford & Wrekin Local Development Framework. The proposed SPD was appended to the report.

The Shop Fronts SPD was intended to provide guidance to developers, planning consultants, property owners, occupiers and the general public about how to manage and protect conservation areas when designing development proposals for shop fronts and signage. It would also form a policy document in relation to planning applications in conservation areas. Two 6 week stages of public consultation had been carried out with key stakeholders and the wider public. Attached to the report was a Consultation Statement, summarising the

consultation undertaken, the responses made and the changes made to the SPD. The document had been considered by the Council's Development Plans Steering Group, who had endorsed it for adoption by Cabinet.

Also appended to the report was a Sustainability Appraisal which had been undertaken for the SPD. The results were predominately positive, and the Appraisal would be published in association with the SPD.

### **RESOLVED –**

- (a) **that the Shop Fronts and Signage Design Guidance in Conservation Areas Supplementary Planning Document, and the accompanying consultation statement and sustainability appraisal, as set out in Appendices A, B and C of the report, be approved;**
- (b) **that the Supplementary Planning Document be adopted as part of the Local Development Framework, to be used in assessing planning applications.**

### **CB-133      POLICE AND CRIME COMMISSIONERS AND WEST MERCIA POLICE & CRIME PANEL**

#### **Non-Key Decision**

Councillor H. Rhodes, Cabinet Member: Transport & Community Protection, presented the joint report of the Assistant Director: Family & Cohesion Services and the Assistant Director: Law, Democracy & Public Protection, which informed Members about forthcoming changes in the management and governance of police services arising from the Police Reform and Social Responsibility Act.

The elections for new Police and Crime Commissioners (PCCs) were taking place on 15 November 2012. The PCCs would replace Police Authorities, including West Mercia, in England and Wales. There would be a mutual duty required on PCCs and the Council (and other responsible authorities) to co-operate and have regard for each other's priorities, particularly when the police and crime plan and strategic assessments were being completed. Government funding for community safety and drug intervention programmes would be diverted from Community Safety Partnerships (CSPs) and Primary Care Trust to the PCC. CSPs would potentially be in the position of having to compete with voluntary, charitable and private sector providers for community safety funding from the PCC.

Police and Crime Commissioners would be held to account by Police & Crime Panels (PCP), who would scrutinise the actions and decisions taken by the PCC. The suggested model for the West Mercia PCP contained 15 Elected Members and 2 lay members. Details of the proposed allocation of places to individual Councils within the West Mercia area were shown in the report, which included provision for 2 elected members from Telford & Wrekin. The PCP would be established in shadow form by the end of June/early July 2012,

in preparation for taking on its full role once the PCC was in post. The funding and running costs of the PCPs would come from central Government. It was proposed that the nomination of 2 councillors to serve on the West Mercia PCP be delegated to the Assistant Director: Law, Democracy & Public Protection in consultation with the Leader of the Council.

**RESOLVED –**

- (a) **that the role of Police Commissioners from November 2012, and the impact on Community Safety Grant and funding for the Drugs Intervention Programme, be noted;**
- (b) **that the introduction of Police & Crime Panels in shadow format from June/July 2012 be noted;**
- (c) **that authority be delegated to the Assistant Director: Law, Democracy & Public Protection, in consultation with the Leader of the Council, to nominate two Councillors to serve on the West Mercia Police & Crime Panel**

**CB-134      EXCLUSION OF PRESS AND PUBLIC**

**RESOLVED - that the press and public be excluded from the meeting for the following items of business on the grounds that they involved the likely disclosure of exempt information as defined in paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972.**

**CB - 135      ASSET MANAGEMENT PLAN – LAND STRATEGY**

**Key Decision** identified as **Asset Management Plan – Land Strategy** in the Forward Plan published on 15<sup>th</sup> February 2011.

Councillor W.A.M. McClements, Cabinet Member: Resources & Service Delivery, presented the report of the Assistant Director: Development, Business & Housing, which sought approval to dispose of a number of assets and to agree the next phase of the Land Strategy.

The report identified a range of assets which, following assessment against a number of criteria, were recommended for disposal. These assets comprised both Property Investment Portfolio (PIP) and Corporate assets. Proceeds from the sale of poor performing assets within the PIP would be used to reinvest in modern property or to improvements to existing property. It was proposed that the proceeds from the sale of corporate land assets be retained in a designated land strategy budget to fund ongoing investigations into bringing further land assets forward for disposal. The assets identified for disposal would be sold through a range of methods including private treaty, informal tender and auction. The report also outlined the estimated proceeds from both the poor performing PIP assets and the corporate land assets.

**RESOLVED –**

- (a) that the disposal of assets as identified within the report be approved, in accordance with terms to be agreed by the Assistant Director: Development, Business & Housing, in consultation with the Cabinet Member: Resources & Service Delivery;
- (b) that authority be delegated to the Assistant Director: Law, Democracy & Public Protection to agree and execute all necessary documentation;
- (c) that the capital receipts relating to Corporate assets be used to fund Stage 2 of the Land Strategy as detailed within the report, and the capital receipts relating to the Property Investment Portfolio (PIP) be retained within the PIP for reinvestment.

**CB-136      PROVISION OF HOUSING AT TELFORD MILLENIUM COMMUNITY (TMC)**

**Key Decision** identified as **Telford Millenium Community Land Disposal for the Provision of Extracare Housing** published in the Forward Plan on 15<sup>th</sup> February 2012

Councillor C.F. Smith, Cabinet Member: Housing, Regeneration & Economic Development, presented the report of the Assistant Director: Development, Business & Housing regarding the disposal of land for the development of an Extra Care Housing Scheme together with Supported Housing for Adults with a Learning Disability.

The Telford Millenium Community in East Ketley was one of the Borough's strategic housing sites. Sanctuary Housing Group, the Affordable Housing partner for the development, had proposed two housing schemes on Council-owned land off Ketley Park Road. It would include 80 self contained one and two bedroom Extra Care Housing Units and 12 one bed supported housing units for Adults with a Learning Disability. The report outlined a proposal to dispose of the Council's freehold interest in the land, and to release the allocation of £1m in the approved Capital Programme towards the TMC Extra Care Housing Scheme. This investment would achieve significant financial leverage, and ensure the delivery of the scheme which would have a number of benefits to the Council and the wider community.

**RESOLVED -**

- (a) that authority be delegated to the Assistant Director: Development, Business & Housing, in consultation with the Cabinet Member for Housing, Regeneration & Economic Development, to dispose of the freehold interest in the land off Ketley Park Road, East Ketley, as shown in Appendix 1 of the report;

- (b) that authority be delegated to the Assistant Director: Law, Democracy & Public Protection to execute all legal documentation to dispose of the freehold interest in the land, and to grant-fund Sanctuary Housing Group for the provision of Extra Care housing on the site at TMC as detailed in the report.

**CB-137      SCHOOL ORGANISATION – JIGSAW SCHOOL**

**Key Decision** identified as **School Organisation/Capital Financing/Borough Towns Initiative/Building Schools for the Future/Planning of School Places** in the Forward Plan published on 16<sup>th</sup> March 2012.

Councillor P.R. Watling, Cabinet Member: Children, Young People & Families, presented the joint report of the Assistant Director: Family & Cohesion Services and the Assistant Director: Education, Culture & Skills, which provided an update to Cabinet following a period of consultation over proposals for Jigsaw School.

At the meeting on 23 February 2012, Cabinet had agreed to undertake consultation on a proposal for establishing a specialist school for children with autistic spectrum disorders (ASD), along with proposals for the short term management and governance of the existing Jigsaw School facility. The report highlighted the feedback received during the consultation, most of which had been positive. Since the February meeting, negotiations with Castle Care, the current operators of the Jigsaw School, had resulted in their being able to provide a substantially lower contract price to operate the School for the year to July 2013. This offered greater value for money to the Council comparable to the earlier proposal to take the service back 'in-house', with the benefit of providing continuity for the pupils currently in the school. Castle Care would also continue to run one care home adjacent to the school for a further year. The report also set out the detailed financial and legal implications of the revised proposals.

**RESOLVED -**

- (a) that the plans for extending the contract with Castle Care for the running of Jigsaw School for a further twelve months, on the terms detailed in the report, be approved;
- (b) that the proposals for establishing a specialist ASD school (phase 2) to be opened in September 2013 be brought back to Cabinet for consideration later this year;
- (c) that one of the purpose-built children's homes on the site be retained for that use by extending the contract with Castle Care for an additional year on the terms detailed in the report;
- (d) that options for using three of the four purpose-built 4 bedded children's homes, which form a crescent adjacent to the school, be brought back to Cabinet in June 2012 for consideration.

The meeting ended at 6.20 p.m.

**Signed for the purposes of the Decision Notices**

**Jonathan Eatough**  
**Assistant Director: Law, Democracy & Public Protection**  
**Date: 2nd May 2012**

**Signed:** .....

**Date:** .....