


CABINET CAPITAL ASSETS COMMITTEE

DRAFT MINUTES of a MEETING held in THE KENNET ROOM - COUNTY HALL, TROWBRIDGE BA14 8JN on Tuesday, 15 November 2016.

Cllr Fleur de Rhé-Philippe	Cabinet Member for Economic Development, Skills, Strategic Transport and Strategic Property
Cllr Toby Sturgis	Cabinet Member for Strategic Planning, Development Management, Strategic Housing, Operational Property and Waste
Cllr John Thomson	Deputy Leader and Cabinet Member for Communities, Campuses, Area Boards and Broadband
Cllr Dick Tonge	Cabinet Member for Finance
Cllr Stuart Wheeler	Cabinet Member for Hubs, Heritage and Arts, Governance and Support Services
Also in Attendance:	Cllr Philip Whitehead, Cllr Jerry Wickham, Cllr Bob Jones MBE, Cllr Stephen Oldrieve and Cllr Bridget Wayman

Key Decisions Matters defined as 'Key' Decisions and included in the Council's Forward Work Plan are shown as 

53 Apologies and Substitutions

Apologies were received from Cllr Baroness Scott of Bybrook OBE who was substituted by Cllr Stuart Wheeler.

54 Minutes of the previous meeting

The minutes of the meeting held on 13 September 2016 were presented.

Resolved

To approve as a correct record and sign the minutes of the meeting held on 13 September 2016.

55 Leader's Announcements

There were no leaders announcements.

56 Declarations of interest

Upon receipt of advice from the Monitoring Officer, Councillor Thomson confirmed that being the division member for the Sherston area did not

constitute a personal interest and therefore he confirmed he had no disclosable interest in the Sherston land proposals.

57 **Public Participation and Questions from Councillors**

It was noted that no requests for public participation had been received. The Deputy Leader did however explain that, as usual at meetings of Cabinet and its committees, he would be more than happy to hear from any member of the public present on any of the items on the agenda.

58 **Sherston: Land North of Sopworth Road**

🗝 Councillor Fleur de Rhé-Philippe presented the report which sought an agreement that, in the event that the Sherston Neighbourhood Plan, support be given to the allocation of development of the land north of Sopworth Road, Sherston, and to seek authority to enter into and complete a land transaction with the owner, a condition of which will be the provision of land for a replacement GP Surgery.

Issues highlighted in the course of the presentation and discussion included: the desire to support local parish and community in acquiring land for health facilities; and that the decision would give flexibility if other conditions are met.

Resolved

That in the event that the Neighbourhood Plan is made and it allocates land north of Sopworth Road, Sherston for development to:

- 1. Enter into and complete a land transaction with the owner to enable development to take place in accordance with the Neighbourhood Plan on terms to be agreed, subject to consultation with the Cabinet Member for Economic Development, Skills, Strategic Transport and Strategic Property.**
- 2. Include in the transaction an area of land sufficient to provide a GP Surgery.**

In the further event that the CCG confirms long-term funding provision for the GP Surgery in Sherston to:

- 3. Sell the land for the replacement GP Surgery to a developer, the doctors themselves, or some other third party, with the sale agreement providing for the construction of the facility.**
- 4. Review the decision in 5 years' time in the event that the construction of the replacement GP Surgery has not been secured.**

Reason for Decision:

To support the ambitions of the Sherston community in the preparation of its Neighbourhood Plan and, in the event that the 'made' Neighbourhood Plan includes the development of the land north of Sopworth Road Sherston, to facilitate its delivery.

59 **East Wing Redevelopment Proposal**

Councillor Fleur de Rhé-Philippe presented the report which provided an update to the Committee on the options being explored for future redevelopment of the East Wing site and sought approval for the proposed approach for further work.

Issues highlighted in the course of the presentation and discussion included: what options had been explored on the sites; that Wiltshire Council was aware of the community's wishes; the implications of the one public estate programme; and that further approvals may be required further into the project.

At the invitation of the Deputy Leader, the Rev Dearlove spoke about the desire of Breakthrough project in developing facilities in Rothermere House. He expressed concern that any proposals may lead to the demolition of the building.

In response, Councillor de Rhé-Philippe clarified that the impetus for purchasing the site was to secure the control of access for the wider site, and that there were no current plans to demolish the older part of the Rothermere House. She also instructed officers to liaise with Rev Dearlove to seek further information about his proposals and to keep him updated.

Councillor Steve Oldrieve emphasised the concerns of the Trowbridge Area Board expressed at its meeting on 10 November that it had not been appraised of the contents of the paper and that this had been communicated in a letter from Cllr Graham Payne, Chairman of the Area Board.

In response, the Deputy Leader explained that he had appraised the Area Board of the project proposals and progress when he attended the Area Board meeting in July. Furthermore, he considered that he had heeded the view from the Area Board, expressed to him at that time, to expedite the project without delay. Councillor Fleur de Rhé-Philippe reminded the Committee that of course the report presented for this item was accessible by all members of the Council.

Dr Carlton Brand, Corporate Director clarified that he had offered to meet with Cllr Payne and other board members to brief them on the paper prior to CCAC. This offer was declined.

In response to further questions, Councillor Fleur de Rhé-Philippe stated that she did not think that any of the options, included in more detail in the part ii paper, were in conflict with the Trowbridge Masterplan which had been the subject of extensive proposals.

Resolved

- (i) To notes the work completed to date on exploring the redevelopment opportunities for the East Wing site.**
- (ii) To approve the recommended approach for taking the work forward as set out in Table 1 and in the Next Steps section of this report (from paragraph 30).**
- (iii) To delegate authority to the Associate Director People and Business in consultation with the Cabinet Member for Economic Development, Skills, Strategic Transport and Strategic Property, the Associate Director Economic Development and Associate Director Finance, to complete negotiations for the acquisition of Rothermere House in line with the approach set out in Appendix B of the part ii paper, and subject to acceptable financial terms.**
- (iv) To delegate authority to the Associate Director Economic Development and Planning, in consultation with the Associate Director Finance and Cabinet Member for Economic Development, Skills, Strategic Transport and Strategic Property, to progress the project as detailed; to be brought back to Cabinet for key updates and decisions, as required.**

Reason for Decision:

To provide an update on progress and seek Cabinet's support for the recommended approach to progress work in relation to the redevelopment of the East Wing site.

60 Urgent items

There were no urgent items.

61 Exclusion of the Press and Public

Resolved

To agree that in accordance with Section 100A(4) of the Local Government Act 1972 to exclude the public from the meeting for the following items of business because it is likely that if members of the public were present there would disclosure to them of exempt information as defined in paragraph 3 of Part I of Schedule 12A to the Act and the public interest in withholding the information outweighs the public interest in disclosing the information to the public.

Reason for taking the item in private:

Paragraph 3 – information relating to the financial information or business affairs of any particular person (including the authority holding that information)

No representations have been received as to why this item should not be held in private.

62 East Wing Redevelopment Proposal

The meeting noted the content of the report.

(Duration of meeting: 10.30 - 11.09 am)

These decisions were published on the 16 November 2016 and will come into force on 24 November 2016.
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The Officer who has produced these minutes is Will Oulton, of Democratic Services, direct line 01225 713935 or e-mail william.oulton@wiltshire.gov.uk
Press enquiries to Communications, direct line (01225) 713114/713115

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