

## CABINET CAPITAL ASSETS COMMITTEE


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DRAFT MINUTES of a MEETING held in KENNET ROOM - COUNTY HALL, TROWBRIDGE BA14 8JN on Tuesday, 11 November 2014.

Cllr Fleur de Rhé-Philippe	Cabinet Member for Economic Development, Skills and Strategic Transport
Cllr Toby Sturgis	Cabinet Member for Strategic Planning, Development Management, Strategic Housing, Property, Waste
Cllr John Thomson	Deputy Leader and Cabinet Member for Highways and Streetscene and Broadband
Cllr Dick Tonge	Cabinet Member for Finance, Performance, Risk, Procurement and Welfare Reform

Also in Attendance: Cllr Stuart Wheeler  
Cllr Chris Caswill, Wiltshire Council  
Cllr Linda Packard, Wiltshire Council  
Cllr Bill Moss

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

### 37 **Apologies and Substitutions**

Apologies were received from Cllr Jane Scott.

### 38 **Minutes of the previous meeting**

The minutes of the previous meeting, held on the 16 September 2014, were agreed as a correct record for signing.

### 39 **Leader's Announcements**

There were no leaders announcements.

### 40 **Declarations of interest**

There were no declarations of interest.

### 41 **Public Participation and Questions from Councillors**

It was noted that a statement, circulated as a supplementary paper, had been submitted by TDP properties.

42 **Chippenham Vision - Bridge Centre & Bath Road Car Park site**

As there no members of the public present, it was agreed to consider the matter further in Part II of the meeting.

43 **Middlefields, Hungerdown Lane, Chippenham**

As there no members of the public present, it was agreed to consider the matter further in Part II of the meeting.

44 **Urgent items**

There were no urgent items.

45 **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.

46 **Chippenham Vision - Bridge Centre & Bath Road Car Park - Part II**

Cllr Toby Sturgis, Cabinet Member for Strategic Planning, Development Management, Strategic Housing, Property, Waste, presented the report (including information exempt from publication) that asked the Committee to consider options for the Bridge Centre & Bath Road Car Park sites.

**Resolved**

- 1. To allow the Development Agreement to end on the 18<sup>th</sup> of November without further extension.**
- 2. To authorise officers to work with local partners and the community to produce a development brief for the site which will meet the**

**needs of the town in the future as outlined in the Chippenham Masterplan.**

Reason for decision:

It is now 8 years since the site was allocated and 3 years since the development agreement was signed. No planning application on the development has been made in that time. The earliest the developer has indicated that they could submit a planning application is Spring 2015, once a bat survey has been undertaken.

The original brief for the site was produced before the draft Core Strategy, the Chippenham Masterplan and the Conservation Area Management Plan and is therefore out of alignment with the wider aspirations and plans for the town's development, particularly with regard to the town's future transport and highways requirements.

The opportunity has arisen to reconsider options for the site as the existing Development Agreement is due to expire on 18<sup>th</sup> November 2014

**47 Middlefields - Part II**

Cllr Toby Sturgis, Cabinet Member for Strategic Planning, Development Management, Strategic Housing, Property, Waste, presented the report that informed Members of the current position in respect of the proposed sale of Middlefields, Hungerdown lane, Chippenham. Officers gave the Committee a verbal update on the bids that had been received.

**Resolved**

**To delegate the decision, regarding which bids to accept on the Middlefield site, to the Corporate Director in consultation with the Cabinet Member for Strategic Planning, Development Management, Strategic Housing, Property, Waste, noting the views of the Committee and the local Member in support of care provision on the site.**

Reason for decision:

To progress the sale of the site.

**48 Central Car Park and The Maltings (Part II Item)**

Cllr Fleur de Rhe-Philipe, Cabinet Member for Economic Development, Skills and Strategic Transport, and Cllr Dick Tonge, Cabinet Member for Finance, Performance, Risk, Procurement and Welfare Reform, presented the report which:

Provided a brief update on the ongoing dialogue between the council officers and the council's development partner Stanhope plc and their respective advisers over mechanisms to address the issue of ground conditions and scheme viability within the parameters of the Development Agreement; and

Advised members of the investment opportunity for the purchase of the Maltings Shopping Centre, Salisbury, and to propose that the Council proceeds with the purchase of this interest in line with the bid that the Council has submitted subject to satisfactory due diligence.

## **Resolved**

- 1. Note the update; and**
- 2. To delegate authority to the Associate Director, Finance, Revenues and Benefits, and Pensions in consultation with the Cabinet Members for Economic Development, Skills and Strategic Transport, and Finance, Performance, Risk, Procurement and Welfare Reform, to conclude the purchase of the Harvest interest in the Maltings Shopping Centre which lies within the Central Car Park and Maltings regeneration area, in line with the offer submitted and subject to satisfactory due diligence, should the opportunity arise.**

Reason for decision:

To facilitate the regeneration of the centre of Salisbury through the delivery of the Maltings and Central Car Park scheme while making a sound investment in a well performing secondary shopping centre which will generate a financial return for the council, should the opportunity arise.

(Duration of meeting: 2.00 - 2.45 pm)

These decisions were published on the 20 November 2014 and will come into force on 28 November 2014
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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](mailto:william.oulton@wiltshire.gov.uk)  
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