
BRECKLAND COUNCIL

At a Meeting of the

CABINET

**Held on Tuesday, 13 April 2010 at 9.30 am in
Norfolk Room, The Committee Suite, Elizabeth House, Dereham**

PRESENT

| | |
|-------------------------|-----------------------|
| Mr J.W. Nunn (Chairman) | Lady Fisher |
| Mr W.H.C. Smith | Mrs T. Hewett |
| Mr S. Askew | Mr M.A. Kiddle-Morris |
| Mr P.D. Claussen | |

Also Present

| | |
|-----------------|-------------------|
| Mr W.P. Borrett | Mrs D.K.R. Irving |
| Mr J.P. Cowen | Mr C.R. Jordan |
| Mr P.J. Duigan | |

In Attendance

| | |
|-----------------|---|
| Trisha Bailey | - Commercial Property Manager |
| Anita Brennan | - Assistant Director - Environmental Health & Housing |
| Ralph Burton | - Assistant Commercial Property Manager |
| Diana Dring | - |
| Mark Finch | - Head of Finance |
| Zoe Footer | - Land Management Officer |
| Trevor Holden | - Chief Executive |
| Robert Leigh | - Marketing and Communications Manager |
| Stephen McGrath | - Member Services Manager |
| Maxine O'Mahony | - Director of Organisational Development |
| Mark Stokes | - Deputy Chief Executive |
| Ian Vargeson | - Principal Member Services Officer |
| Robert Walker | - Sustainable Communities Manager |

Action By

29/10 MINUTES

The Minutes of the meeting held on 2 March 2010 were confirmed as a correct record and signed by the Chairman.

30/10 APOLOGIES

Apologies for absence were received from Mr R Goreham.

31/10 NON-MEMBERS WISHING TO ADDRESS THE MEETING

Mr B. Borrett, Mr P. Cowen, Mr C. Jordan, Mr P. Duigan and Mrs D. Irving.

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32/10 ACTIVE LAND MANAGEMENT - TRANCHE 1 (AGENDA ITEM 7)

The Land Management Officer explained that the report sought decisions on the use of the 10 sites covered, being the first tranche of the Active Land Management programme brought forward as a consequence of Cabinet's decision to adopt a framework for the management of surplus land. She then presented a summary of the main issues and constraints, potential land values, parish council comments and options available in each case.

At the Chairman's invitation, the following spoke on the options available for sites within their respective parishes/wards:

- Mrs M Feakes, Chairman, Garboldisham Parish Council
- Councillor C Jordan, Ward Representative, Yaxham
- Mr Stamford, Colkirk Parish Council
- Councillor B Borrett, Ward Representative, Guist
- Councillor P Cowen, Ward Representative, Thompson

A paper setting out the criteria against which provision of affordable housing outside development boundaries was assessed, under the Local Development Framework, was tabled.

The Chairman of Garboldisham Parish Council said that there was consternation in the village at the prospect of further social housing or a travellers' site. The Parish Council needed further time to discuss the possibilities, but would not be averse to taking the site on for community use, for example allotments, community woodland or even additional burial ground.

The Deputy Leader agreed, but referred to the need to balance local needs with the interests of the District as a whole. It was also apparent that there were encumbrances affecting the site that needed to be investigated. The Executive Member for Economic and Commercial Services mentioned that there would be highway issues to be addressed if development were to be considered, the site being served by a narrow country lane.

In Yaxham, the Land Management Officer reminded Members that open space in the main part of the village had been lost to social housing and this site, at Clint Green, could be seen as a replacement. The Ward Representative said there was no public open space in Clint Green at present. He mentioned that there was an increasing interest in allotments in the village; the site was of little use to Breckland, but use as such would be of great value to the parish.

The Parish Council representative for Colkirk pointed out to Members that he did in fact have a licence in respect of part of the site under consideration in that village and he thanked the Land Management Officer for the assistance and encouragement she had given him. He referred to possible access difficulties if the site were to be developed. Members saw advantage in retaining what was potentially a valuable piece of land and

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agreed that the current licence should be allowed to continue.

Having noted that the Parish Council did not consider the Guist site suitable for any building, the Ward Representative felt that an application for an element of affordable housing could in fact be accommodated; he believed this was also the case on other sites under consideration. The Assistant Director – Environmental Health and Housing summarised the Breckland requirement for affordable housing. For clarification, she pointed out that it was not being suggested in specific cases that there was no local demand, but within the current framework permission would not be forthcoming on many sites.

A Member observed that the Guist site was clearly being looked after and felt that the maintenance arrangement should be formalised.

In giving background to the Banham site, the Land Management Officer informed Members that a planning application had been withdrawn when it had been discovered that an architectural survey was necessary and the cost of this was prohibitive. In some, cases, a 'dig' could cost up to £100,000. If the site were to be developed, alternative open space within the village would be needed. It was noted that there had been some fly tipping on the site.

Members felt that the site was too valuable to release.

The site at Coronation Terrace, Caston fell into two parts: the eastern 'sliver', currently used by children as a safe play area, and the western part which might have open market value as a building plot. A suggestion that planning permission be sought for the latter, while the other part be made a gift to the Parish Council for formal use as a play area, was supported. Members also agreed that, in the event of the western portion not attracting residential planning permission at present, this should be retained by Breckland.

It was noted that the Kenninghall site was currently overgrown, with encroachments and the Council needed to ensure against rights and adverse possession claims if retained. Once cleared, the land could be brought into agricultural use alongside the adjoining field. The site was adjacent to the settlement boundary and it was possible that part of it could attract affordable housing, especially bearing in mind that a likely policy change after the election would be less restrictive.

The Executive Member for Economic and Commercial Services (also the Ward Representative) informed Cabinet that the Wellingham Road, Litcham site was some distance from the village centre. The Parish Council had not identified a need for more social housing; there was a shortage of open space, but this large site would only benefit half of the parish.

The Chief Executive felt that, as in the case of the Kenninghall site, the prospect of an easing of the policy on affordable home provision might be anticipated by a planning application.

The Burghwood Drive, Mileham site had been the subject of discussion

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with a potential developer. Members agreed that the Council should seek to put the site on the open market with planning permission.

The Ward Representative for Thompson informed Cabinet that the Airey houses in the village were undergoing renovation and the Peddars Way Housing Association was keen to purchase the site, in order to accommodate a tenant who wished to be rehoused in the parish. Members supported this option.

Options

To decide on the alternative/future use of each of the 10 sites processed through the first tranche of the Active Land Management programme.

Reasons

To ensure that the diverse interests that exist around land usage are realised and to provide a source of funding for both the Council's revenue and capital spending.

That the action indicated be taken in respect of the following sites:

RESOLVED that the action indicated be taken in respect of the following sites:

Zoe Footer

- (1) **Banham** – Gaymer Close: area to be retained as open space within Breckland Council's ownership
- (2) **Caston** – Coronation Terrace: a planning application be submitted for residential development for the western parcel only, to be sold on the open market, the remainder to be transferred to the Parish Council subject to restrictions as to future use; if planning permission is not forthcoming, the western parcel to be retained by Breckland;
- (3) **Colkirk** - Whissonsett Road: ownership to be retained and the current lease/licence of part of the land to continue;
- (4) **Garboldisham** – Back Street: land to be retained and current lease arrangement reviewed;
- (5) **Guist** – Bridge Street: land to be retained for future potential and planning application for residential development submitted;
- (6) **Kenninghall** – Powell Close: site to be retained for possible future housing need and encroachment and maintenance issues to be resolved; options for development to be explored with the community;
- (7) **Litcham** – Wellingham Road: site to be retained for possible future housing need, while options explored

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with the community for development;

- (8) **Mileham** – Burghwood Drive: continue discussions with a view to putting the site on the open market with planning permission;
- (9) **Thompson** – School Road: proceed with sale to Peddars Way Housing Association; and
- (10) **Yaxham** – Paper Street: offer site to Parish Council for allotments, at nil cost (Parish Council to meet legal costs), subject to a covenant whereby the Council receives a proportion of the increase in value in the event of a future change of use.

33/10 BRECKLAND COUNCIL-OWNED LAND AT WOODRISING ROAD, SCOULTON (AGENDA ITEM 8)

In presenting the report, the Land Management Officer pointed out that the site in question was one of those in the second tranche of the Active Land Management Programme. Approval was sought for the transfer of the area, in its present condition, with garages on the land and various rights of way across it, to Scoulton Green Space, for retention as an open area for the village.

In asking Cabinet to agree to the recommendation, the Executive Member for Economic and Commercial Services drew attention to possible practical implications for the overall programme of the work generated by the decisions in this and the previous item.

Options

- 1. To transfer the land in its present condition, at nil consideration, to Scoulton Green Space, subject to a restrictive covenant limiting the use to amenity purposes and Breckland's costs for the transfer being met by the purchaser.
- 2. To submit a planning application to test the development potential of the site.
- 3. To retain the site within the ownership of Breckland District Council.

Reasons

Scoulton Green Space would like the area to remain as green space for use by the village. The site is currently outside the settlement boundary and planning permission for open market development is unlikely. In the event of transfer, Scoulton Green Space would be responsible for future maintenance.

RESOLVED that:

- (1) the transfer of the area of Breckland Council-owned land at Woodrising Road, Scoulton to Scoulton Green Space, at nil consideration, be approved;

Zoe Footer

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- (2) a covenant be imposed restricting the use of this area of land to amenity purposes;
- (3) the legal costs associated with the transfer be borne by Scoulton Green Space; and the land be transferred in its present condition.

34/10 BUDGET CARRY OVER 2010/2011 (AGENDA ITEM 9)

The Chief Accountant referred to the Appendix showing areas of work identified by managers with values and reasons for requesting carry over, pointing out that pages 54-56 were extraneous working papers which had been attached to the report in error.

Options

1. To approve the budget carry overs to specific reserve into 2010/11.
2. To not approve the budget carry overs.

Reasons

Sufficient budget will be available to complete projects without the need for supplementary budgets or to draw on the General Fund in future years as the funding will be set aside in reserves.

RECOMMEND TO COUNCIL that the requests for budget carry over from specific reserves in 2009/10, to draw upon in 2010/11, be approved.

**Mandy
Ashton**

35/10 ANGLIA REVENUES AND BENEFITS PARTNERSHIP

- (a) Changes to Housing Benefit Subsidy Rules for Those in Temporary Accommodation (Min No 13/10)

RESOLVED that release of the allocated funding to the Partnership, to enable the project to commence and be completed, be approved.

**Mark
Finch**

- (b) Minutes

The Minutes of the meeting of the Anglia Revenues and Benefits Partnership held on 11 March were noted.

36/10 PURCHASE AND OWNERSHIP OF A NEW CCTV VAN FOR BRECKLAND COUNCIL (AGENDA ITEM 12)

The Sustainable Communities Manager presented the report which sought approval for the acquisition of a vehicle to support the new CCTV system and the work of partners in tackling criminal activity and the fear of crime in the District. He pointed out that the cost, to be shared among partners, was in fact £39,000 and not £37,000 as shown in the report.

Options

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1. To accept the funding for the purchase of the van.
2. To not accept the funding.
3. To authorise the purchase of the van.
4. Not to authorise the purchase.

Reasons

The van will significantly enhance the provision of CCTV within Breckland, at no cost to the Council, working alongside the new CCTV system which is being funded, developed and introduced by the authority. The purchase demonstrates Breckland 's ongoing commitment to working with partners in meeting its obligations under Section 17 of the Crime and Disorder Act and tackling levels of crime, particularly anti-social behaviour, and fear of crime.

RESOLVED that

- (1) the funding from Norfolk Constabulary, Flagship Housing Association and the Breckland Crime and Disorder Reduction Partnership (CDRP) for the purchase of a CCTV van be accepted;
- (2) the purchase and ownership of the van on behalf of the Breckland CDRP, using funds from Norfolk Constabulary, Flagship Housing Association and the Breckland CDRP to purchase and adapt the vehicle be authorised;
- (3) and ownership be taken on with appropriate agreements in place to cover management and maintenance of the vehicle, any ongoing capital/revenue costs to be met by the Norfolk Constabulary and/or Breckland CDRP.

Robert Walker

37/10 NEXT MEETING

It was noted that the next meeting of the Cabinet would be held on Tuesday 11 May 2010 at 9.30 am.

The meeting closed at 11.08am

CHAIRMAN