

REGENERATION AND ASSET BOARD

Venue: Town Hall,
Moorgate Street,
Rotherham. S60 2TH

Date: Wednesday, 22nd October, 2008

Time: 10.00 a.m.

A G E N D A

1. To determine if the following matters are to be considered under the categories suggested, in accordance with the Local Government Act 1972 (as amended March 2006).
2. To determine any item which the Chairman is of the opinion should be considered later in the agenda as a matter of urgency.
3. Minutes of the previous meeting held on 10th September, 2008. (copy attached) (Pages 1 - 4)
4. Any Matters Arising from the previous minutes (not covered by the agenda items)
5. EXCLUSION OF THE PRESS AND PUBLIC
The following items are likely to be considered in the absence of the press and public as being exempt under Paragraph 3 of Part 1 of Schedule 12A to the Local Government Act 1972 (as amended March 2006) (information relates to the financial or business affairs).
6. Adult Services Modernisation Strategy - Development of New Residential Care Homes for the Elderly. (report attached) (Pages 5 - 12)
Brian Barrett, Principal Project Manager, to report.
- to request additional funding.
7. Hollowgate Development - Supported Accommodation for Care Leavers. (report attached) (Pages 13 - 21)
Rob Holsey, Principal Officer, to report.
- to update on progress.
8. Spens Field, Woodall Lane, Harthill. (report attached) (Pages 22 - 29)
Jonathan Marriott, Senior Estates Surveyor, to report.
- to seek approval to grant a 20 year lease to Harthill Parish Council.
9. Bellows Road Shopping Centre. (report attached) (Pages 30 - 35)
Andy Pashley, Programme Co-ordinator, to report.
- to seek approval to move forward with a preferred bidder in accordance with the wishes of the ADF Steering Group.

10. Landfill Site Failures, Obligations and Improvements. (report attached) (Pages 36 - 43)
Bridget Corcoran, Development Officer, to report.
- to report issues relating to closed landfill sites.

For information:-

11. Date, time and venue of next meeting:
Wednesday, 19th November, 2008 at 10.00 a.m. at the Town Hall, Moorgate Street, Rotherham.

REGENERATION AND ASSET BOARD
Wednesday, 10th September, 2008

Present:- Councillor Sharman (in the Chair); Councillors Akhtar, R. S. Russell, Smith and S. Wright.:

Apologies for absence:- Apologies were received from Hussain, Kirk, Rushforth, Stone and Wyatt.

14. MINUTES OF THE PREVIOUS MEETING HELD ON 18TH JUNE, 2008

Consideration was given to the minutes of the previous meeting held on 18th June, 2008.

Resolved:- That the minutes be approved as a correct record.

15. MATTERS ARISING

There were no matters arising from the previous minutes.

16. EXCLUSION OF THE PRESS AND PUBLIC

Resolved:- That, under Section 100A(4) of the Local Government Act 1972, the press and public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in Paragraph 3 of Part I of Schedule 12A to the Local Government Act 1972 (as amended March 2006) (information relating to the financial or business affairs of any particular person (including the Council))

17. BELLOWS ROAD SHOPPING CENTRE

Consideration was given to a report, presented by the Director of Asset Management, relating to the redevelopment of the Bellows Road Shopping Centre in Rawmarsh, which was one of the Council's key regeneration schemes within the Rawmarsh and Parkgate Area Development Framework.

An update was given on progress towards achieving the redevelopment of the site and the case was made for not requiring affordable housing to be provided within the redevelopment of the site.

The reasons for the request were set out in detail in the report submitted.

Members of the Board referred to:-

- strategic importance of the site
- the wider regeneration benefits the scheme will bring to the neighbourhood

- amount of Housing Market Renewal Pathfinder money already committed to this scheme
- current economic climate and housing market
- the significant contribution of achievable affordable housing provided in the locality on adjacent sites
- viability of, and risks to, the scheme should the on-site affordable housing requirement be included in the negotiations
- the Council's decision making process; role and remit of both this Board and the Planning Board

Resolved:- (1) That the economic viability issues, detailed in the report now submitted, be noted, and the report be referred to the Planning Board as an urgent extra item in order to inform the Board of the issues contained therein.

(2) That the Director of Asset Management arrange a briefing with the Director of Planning and Regeneration on this issue.

18. EASTWOOD DAY CENTRE AND LAND ADJACENT, CHESTERTON ROAD, EASTWOOD

Consideration was given to a report, presented by the Director of Asset Management, seeking approval to dispose of the above assets (Sites A and B) illustrated on the plans accompanying the report.

It was confirmed that both sites had been declared surplus by Adult Social Services.

The anticipated capital receipt, which would support the medium term capital programme, together with potential employment opportunities, was noted.

Resolved:- (1) That approval be given to dispose of both Sites A and B.

(2) That, prior to marketing the site, planning consent be sought for a change of use from Urban Greenspace to General Industrial Use for Site B.

(3) That the Valuation Manager, Asset Management Service, negotiates the disposal of both Site A and Site B simultaneously on the open market.

(4) That the Assistant Chief Executive, Legal and Democratic Services, completes the necessary documentation.

(5) That the Director of Asset Management submit a report to a future meeting of the Board detailing bids received.

19. LAND AT NORTH ANSTON

Consideration was given to a report, presented by the Director of Asset

Management, outlining options for the future development of land at North Anston.

The Board considered two options, detailed in the report, in respect of the purchase of a property which would facilitate access to the land locked Site A. It was noted that Option 2 was financially viable and would provide affordable housing.

It was confirmed that investigations carried out by the Assistant Chief Executive, Legal and Democratic Services, had found no evidence that part of the site had previously been statutory allotments.

Resolved:- (1) That approval be given to Option 2 as detailed in the report now submitted.

(2) That the Director of Asset Management takes the necessary steps to pursue Option 2.

(3) That the Assistant Chief Executive, Legal and Democratic Services completes the necessary documentation.

20. LAND AT HAUGH ROAD, RAWMARSH

(Councillor Sharman declared a personal and prejudicial interest in this item being a season ticket holder, and left the room at this point in the meeting)

Councillor Smith assumed the Chair.

Consideration was given to a report, presented by the Director of Asset Management, relating to the proposal and options for the utilisation of the above-mentioned site for the purpose of developing a training ground for Rotherham United Football Club.

Details of three options under consideration for the site were set out in the report. The site under consideration was edged in black on the plans accompanying the report,

Members of the Board referred to:-

- current use of the land
- land adjacent to the subject site and its ownership
- existence of restrictive covenants
- possible future joint use of adjacent playing field and benefits for the school and the community
- legal advice

Resolved:- That, subject to consideration by the Cabinet Member for Children and Young People's Services, Option 3, as detailed in the report now submitted, be endorsed by this Board.

(Councillor S. Wright declared a personal interest in the above item being a Governor at the school)

21. DATE, TIME AND VENUE OF NEXT MEETING:

Resolved:- That the next meeting of the Regeneration and Asset Board be held on Wednesday, 22nd October, 2008 at 10 a.m. at the Town Hall, Moorgate Street, Rotherham.

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted