

REGENERATION AND ASSET BOARD

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

Date: Wednesday, 18th February, 2009

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 14th January, 2008. (copy attached) (Pages 1 - 3)
4. Matters arising.
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. Response to Internal Audit on Sale of Land at Coke Lane. (report attached) (Pages 4 - 6)
John Smales, Development Team Manager, to report.
 - to consider the report to Internal Audit re: sale of land at Coke Lane to VAR.
7. Disposal of 1.38 hectares (3.34 acres) approximately of commercial development land to the south of Manvers Way, Wath Manvers. (report attached) (Pages 7 - 11)
Melvyn Clayton, Development Surveyor, to report.
 - to consider revision of 'market' value sale price.

For information:-

8. Date, time and venue of next meeting:
To confirm: WEDNESDAY, 18TH MARCH, 2008 at 10 a.m. at the Town Hall, Moorgate Street, Rotherham.

REGENERATION AND ASSET BOARD
Wednesday, 14th January, 2009

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

Apologies for absence were received from the Leader, Councillor Stone: Councillors Hussain and Kirk.

36. MINUTES OF THE PREVIOUS MEETING HELD ON 19TH NOVEMBER, 2008

Consideration was given to the minutes of the previous meeting held on 19th November, 2008.

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

37. MATTERS ARISING

There were no matters arising from the previous minutes.

38. 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 Paragraphs 1 and 3 of Part 1 of Schedule 12A to the Local Government Act 1972 (as amended March 2006) (identify of an individual and financial/business affairs).

39. RICHARD WILLOUGHBY PROPERTIES, HIGH STREET, ROTHERHAM

Consideration was given to the submitted report, presented by the Project Officer, which set out details of issues surrounding the regeneration of properties on High Street, Rotherham.

Reference was made to the Heritage Lottery Fund allocated to the Townscape Heritage Initiative Scheme. It was pointed out that these collective buildings occupied a large proportion of High Street and failure to achieve their restoration would effectively mean the failure of the entire Townscape Heritage Initiative Scheme and could lead to the withdrawal of the funding.

The current status in respect of the individual buildings was detailed in the report, together with further proposals to progress the Scheme.

Resolved:- That the contents of the report be noted.

40. TOWN OR VILLAGE GREEN APPLICATION RECEIVED ON LAND AT

CADMAN ROAD/DONCASTER ROAD, WATH UPON DEARNE

Further to Minute No. 53 of the meeting of the Cabinet Member for Regeneration and Development Services on 11th July, 2008, consideration was given to the submitted report, presented by the Strategic Director, Environment and Development Services, which provided an update on the current position regarding the objection made by the Council, as landowner, against the application received from Manvers Green Residents' Group under section 15 of the Commons Act 2006, in respect of land jointly owned by the Council and Gladedale (South Yorkshire) Ltd in Wath upon Dearne.

Members of the Board were referred to the plans accompanying the report which detailed the various areas of land involved.

Consideration was given to:-

- continuing the Council's defence
- future maintenance liability
- legal costs to date
- value of the Council's land in isolation
- the possibility of a joint defence with a development company
- various options should the defence be either successful, or unsuccessful

Resolved:- (1) That the Council continues to defend the application, whilst noting that if the Town or Village Green application was successful the land could not be sold for development.

(2) That, if the development company do not proceed with a joint defence against the Town or Village Green claim, the Council defend the claim made on land solely within Council ownership.

(3) That if the defence is successful then the Council pursue the sale of the site on the basis set out in the report now submitted.

41. HENLEY WAY - LAND FOR ECO ZONE

Further to Minute No. 170 of the meeting of the Regeneration and Asset Board held on 17th May, 2008, consideration was given to the submitted report, presented by the Neighbourhood Investment Manager .

Consideration was given to the requests to amend the use of a proportion of the land to support an Eco Zone to compliment the completed Henley Rise Eco-housing development.

A plan appended to the report illustrated the area of land in question.

The report detailed the following:-

- the various areas of land within the site
- the Eco-zone proposal
- site disposal
- finance arrangements
- risks and uncertainties

Resolved:- (1) That the land, identified in Appendix 1 to the submitted report, be disposed to South Yorkshire Housing Association on terms to be agreed.

(2) That approval be given to South Yorkshire Housing Association for the development of an Eco Zone, on the terms detailed in the submitted report.

42. DATE, TIME AND VENUE OF NEXT MEETING

Resolved:- That the next meeting of the Regeneration and Asset Board be held on WEDNESDAY, 18TH FEBRUARY, 2008 at 10.00 a.m. at the Town Hall, Moorgate Street, Rotherham.

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

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