

CANNOCK CHASE COUNCIL
MINUTES OF THE MEETING OF THE
CABINET
THURSDAY, 20 JANUARY, 2011 AT 4.30 P.M.
IN THE CIVIC CENTRE, BEECROFT ROAD, CANNOCK
PART 1

PRESENT: Councillors

Stanley, N.K.	Leader of the Council
Williams, A,	Deputy Leader of the Council and Environment Portfolio Leader
Grocott, M.R.	Culture and Sport Portfolio Leader
Davies, D.	Economic Development and Planning Portfolio Leader
Yates, Ms. W.	Health and Wellbeing Portfolio Leader
Freeman, M.P.	Housing Portfolio Leader
Williams, Mrs. P.	Town Centre Regeneration Portfolio Leader

94. Apologies

Apologies were submitted on behalf of Councillor C. Collis, Corporate Improvement Portfolio Leader.

95. Declarations of Interests of Members in Contracts and Other Matters and Restriction on Voting by Members

No declarations of interests were received.

96. Minutes

RESOLVED:

That the Minutes of the meeting held on 16 December, 2010 be approved as a correct record and signed.

97. Updates from Portfolio Leaders

Health and Wellbeing

The Portfolio Leader reported that she was now aware of the County's proposals in respect of a contributions system for Adult Social Care. She had met with County Councillor Matthew Ellis, Cabinet Member for Adults and Wellbeing, and advised him of recent problems regarding communication between the County and the District. Councillor Ellis agreed to arrange for copies of all relevant future documentation to be forwarded to the Chief Executive. The Portfolio Leader advised that she had responded to the County's proposals, and had raised a number of areas of concern including:

- Clarity of information for service users;

- Ensuring transparency, so that users can see the system is fair;
- Ensuring that quality of delivery is safeguarded;
- Ensuring that a strategic, joined up approach is adopted, including regular evaluation; and
- Ensuring the financial impact is effectively planned and monitored.

98. Forward Plan

Consideration was given to the Forward Plan of Decisions for the period January – March, 2011 (Enclosure 5.1 of the Official Minutes of the Council).

RESOLVED:

That the Forward Plan of Decisions for the period January – March, 2011, be noted.

99. Part 1 Minutes of Policy Development Committees

RESOLVED:

That the Part 1 Minutes of the following Policy Development Committees be received for information:

- (i) Housing – 14 December, 2010.

100. Pye Green Community Centre, Hednesford

Consideration was given to the report of the Director of Culture and Regeneration (Enclosure 7.1 – 7.5 of the Official Minutes of the Council).

RESOLVED:

That the request be approved on the basis as set out in paragraph 4.5 of the report.

Reasons for the Decisions

Hednesford Town Council had applied for planning consent to extend Pye Green Community Centre which is held on a 125 year lease from November 2001 from this Council.

The proposal included moving the existing boundary fence forward to enclose part of the grass verge fronting Bradbury Lane, which was currently outside the land subject to lease. The land would then be landscaped as part of the scheme.

As the proposal would transfer liability for future maintenance of the land from the District to the Town Council it was proposed that, subject to the receipt of planning consent, the lease be varied to include the land cross-hatched black on the plan on the basis that the Town Council meet the Council's legal costs.

101. Network Rail, West Midlands and Chilterns Route Utilisation Strategy – Draft for Consultation

Consideration was given to the Report of the Director of Culture and Regeneration (Enclosure 8.1 – 8.10 of the Official Minutes of the Council).

RESOLVED:

That the Council's comments on the Draft Network Rail West Midlands and Chilterns RUS, November, 2010, detailed in Annex 1 to the report, be agreed and a response submitted by 4 February, 2011.

Reasons for the Decision

The consultation allowed the Council the opportunity to comment on investment in the Chase Line over the next ten years. In the light of recent withdrawal of rail services, it was important that the Council's comments were put forward to Network Rail.

102. A Joint Health and Wellbeing Strategy for Staffordshire

Consideration was given to the Report of the Director of Service Improvement (Enclosure 9.1 – 9.7 of the Official Minutes of the Council).

RESOLVED:

That:

- (A) The Joint Health & Wellbeing Strategy for Staffordshire produced by Staffordshire County Council and the two Primary Care Trusts be noted.
- (B) The Action Plan be received for further consideration once completed.

Reasons for the Decision

Cannock Chase Council already delivers a number of initiatives aimed at addressing health inequalities and promoting healthier lifestyles. Work on developing the Joint Health & Wellbeing Strategy for Staffordshire included the development and implementation of an action plan. This would assist in the coordination of all partners' resources towards tackling health inequalities and would be of benefit county-wide and to individual authorities. The arrangements and responsibilities for delivering health and wellbeing issues were entering a period of rapid change. The Staffordshire Health & Wellbeing Board was in the process of being set up, and the new Public Health structures were not in place at that time. It was essential, therefore, that the particular health inequalities issues in Cannock Chase were recognised and acted upon.

103. Boundary Review – Staffordshire County Council Consultation Proposals

Consideration was given to the Report of the Chief Executive (Enclosure 10.1 – 10.3 of the Official Minutes of the Council)

RESOLVED:

That:

- (A) A formal response be sent to the County Council objecting to the proposals in respect of revised Staffordshire County Council Electoral Division boundaries within the Cannock Chase District Council borders.

- (B) The matter be referred back to the next meeting of Cabinet on 3 February, 2011, in order to consider a recommendation to Council for a formal response to be made to the Local Government Boundary Commission for England.

Reasons for the Decision

It was considered that the County Council's proposals for revised Electoral Division boundaries within the Cannock Chase District Council borders were ill-considered; particularly those relating to the proposed Cannock Chase 2 and 3 Electoral Divisions. In respect of Cannock Chase 2, the proposals would result in a number of distinct communities being brought together into one Electoral Division, combining parts of Rugeley with part of Hednesford, which would be split along the line of Bradbury Lane, leading to unnecessary sub-divisions and a possible re-warding of Hednesford Town Council. These proposals were considered to be contrary to the Boundary Commission's criteria in respect of community identities and Ward boundaries.

104. Boundary Review – Possible Future Electoral or Principal Area Boundary Review of Cannock Chase District

Consideration was given to the Report of the Chief Executive (Enclosure 11.1 – 11.3 of the Official Minutes of the Council)

RESOLVED:

That Council be recommended to make a formal approach to the Local Government Boundary Commission for England to express an interest in holding initial discussions in respect of:

- (A) An electoral review of the Cannock Chase District Council area; and / or
- (B) A principal area boundary review (PABR) of the Council's external boundaries.

Reasons for the Decision

All local authorities are having to consider innovative ways of maintaining high quality services at a time of reduced funding. The LGBCE has the powers to assist Councils to improve service delivery in a number of ways arising from an electoral review, which would be required to change the number of elected Members, or a principal area boundary review (PABR) of the Council's external boundaries, which might help to make service delivery more efficient and effective.

105. Exclusion of the Public

RESOLVED:

That the public be excluded from the remainder of the meeting because of the likely disclosure of exempt information as defined in Paragraphs 1,2 and 3, Part 1, Schedule 12A of the Local Government Act 1972 (as amended).

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PART 2

106. Unit 8, Market Hall Precinct, Cannock

Consideration was given to the Not for Publication Report of the Director of Culture and Regeneration (Enclosure 13.1 – 13.8 of the Official Minutes of the Council).

RESOLVED:

That:

- (A) The principle of a time limited rent reduction be approved.
- (B) The Director of Culture and Regeneration be authorised to agree the extent of such reduction in consultation with the Portfolio Leader for Corporate Improvement together with any further extensions beyond the initial twelve month period if deemed expedient and in the Council's interests to do so at the time.

Reasons for the Decisions

Since the tenants of Unit 9, the last unit on the parade, terminated their lease in June there had been little interest shown in the empty unit. The tenant of unit 7 proposed to vacate in November, 2010, when the lease expired, which would have resulted in the staff being made redundant but remained in occupation on a Tenancy at Will at a reduced rental.

Given the location of Unit 8, the lack of passing trade and the current economic climate, it was likely that the shop unit would remain vacant for a lengthy period of time if the tenant were to vacate, and if re-let it would likely be at a reduced rental. On the other hand the fact that Units 8 and 9 are separated from the remainder of the parade by the side entrance to the Market may help to mitigate the negative impact on the remaining shops of two vacant units.

On balance whilst the proposal would result in the Council accepting a reduced rent, with Unit 8 occupied there would be a better chance of re-letting Unit 9 thus in part mitigating the loss of income rather than have both units potentially standing empty for a lengthy period .

107. Elizabeth Road Area Redevelopment Scheme – Tenure Mix

Consideration was given to the Not for Publication Report of the Director of Culture and Regeneration (Enclosure 14.1 – 14.6 of the Official Minutes of the Council).

RESOLVED:

That:

- (A) The revised tenure mix be agreed as set out in Paragraph 4.5 of the report.
- (B) Due to the continuing uncertainties, in particular with regard to Homes and Communities Agency funding, the Head of Housing be authorised to agree, in consultation with the Housing Portfolio Leader, any further requisite revisions or variations to the agreed tenure mix resulting from changes in the scheme funding package, for example, changes to the Homes and Communities Agency funding award.

Reasons for the Decisions

As a result of commencing the development of the additional 50 affordable homes at risk and in order to achieve a tenure neutral scheme Waterloo Housing Association intended to secure a Phase 1 build contract of 100 properties. Phase 1 would therefore consist of 68 affordable homes and 32 for outright sale. The remaining 30 affordable homes and 20 outright sale properties would form a Phase 2 build contract to complete the development.

It was therefore suggested that, due to the continuing uncertainties in particular with regard to Homes and Communities Agency funding, Cabinet authorise the Head of Housing to agree, in consultation with the Housing Portfolio Leader, any further requisite revisions or variations to the agreed tenure mix resulting from changes in the scheme funding package, for example, changes to the Homes and Communities Agency funding award.

The meeting closed at 5.15 pm.

LEADER