

Decisions of the Assets, Regeneration and Growth Committee

8 September 2014

Members Present:-

Councillor Daniel Thomas (Chairman)
Councillor Daniel Seal (Vice-Chairman)

Councillor Richard Cornelius
Councillor Pauline Coakley Webb
Councillor Philip Cohen
Councillor Geof Cooke

Councillor Gabriel Rozenberg
Councillor Nagus Narenthira
Councillor Shimon Ryde

1. MINUTES OF THE PREVIOUS MEETING

The Chairman advised the Committee that the list of assets and liabilities would be circulated to all Members and published on the website prior to adoption of the Strategic Asset Management Plan in December 2014.

RESOLVED that the minutes of the meeting held on 9 July 2014 be agreed a correct record.

2. ABSENCE OF MEMBERS

None.

3. DECLARATIONS OF MEMBERS DISCLOSABLE PECUNIARY AND NON-PECUNIARY INTERESTS

Councillor Pauline Coakley Webb declared a non-pecuniary interest in agenda item 9 (Strategic Asset Management Plan) by nature of being a trustee at Friern Barnet Community Library.

Councillor Philip Cohen declared a non-pecuniary interest in agenda item 13 (Grahame Park Stage B) by nature of his son being an employee of Barnet Homes.

4. REPORT OF THE MONITORING OFFICER (IF ANY)

None.

5. PUBLIC QUESTIONS AND COMMENTS (IF ANY)

Details of the questions asked and the published answers were provided with the agenda papers for the meeting. Verbal responses were given to the supplementary questions at the meeting.

There were no public comments.

The Chairman instructed officers to write to Gerrard Roots to provide a breakdown of the savings figure of £100K per annum quoted in the published response to public questions.

6. MEMBERS' ITEM - SMALL BUSINESS SUPPORT

Councillor Philip Cohen introduced the item and requested an update on SME start-ups and failures in Barnet including details of what the council was doing to support small businesses in the borough.

RESOLVED that:

1. The Enterprise & Regeneration Lead Commissioner, in consultation with the Chairman and Councillor Philip Cohen, be instructed to add questions on business failures to the Entrepreneurial Barnet Strategy consultation document.
2. Officers be instructed to circulate to the Committee details of the source for the IDBR (Inter Departmental Business Register) data.

7. BUSINESS PLANNING

The Committee considered the report.

Having been put to the vote the Committee

RESOLVED that:

1. The Committee notes the outcomes and challenges outlined in the report to inform the development of the Assets, Regeneration and Growth Commissioning Plan and the Corporate Plan.
2. The Committee approves the proposals as set out in Appendix B for recommendation to Policy and Resources Committee on 2 December 2014, in order to meet the savings target of £10.1m set for this Committee.

Votes were recorded as follows:

In favour: 5

Against: 0

Abstentions: 4

8. ENTREPRENEURIAL BARNET STRATEGY

The Committee considered the report.

Councillor Cooke moved that an additional statement be added to the Entrepreneurial Barnet Strategy as follows: "The Council will make parking costs and payment methods in town centre car parks competitive with surrounding boroughs." Councillor Pauline Coakley Webb seconded the motion.

Having been put to the vote the Committee voted:

In Favour: 4

Against: 5

Abstentions: 0

The motion was lost.

Having been put to the vote the Committee

RESOLVED that:

1. The Committee approve the draft report: *Entrepreneurial Barnet: the public sector contribution to Barnet's economy 2014-2020* as set out in Appendix A for consultation.
2. The Committee note the proposals relating to town centres, in particular the proposal to differentiate the support available to main, district and local town centres and invites Area Committees to make recommendations as to which town centres should be included in each of these three categories.
3. The Committee approve the consultation questions at Appendix B, subject to the inclusion of additional questions on business failures as detailed at minute item 6 above.
4. The Committee authorise officers to make minor typographical amendments to the Entrepreneurial Barnet Strategy and consultation documents prior to publication.

Votes were recorded as follows:

In Favour: 5

Against: 4

Abstentions: 0

9. STRATEGIC ASSET MANAGEMENT PLAN

The Committee considered the report.

The Chairman moved that the maps on pages 103 (Sports and Leisure Activities Strategy) and 110 (Building on the Council Track Record) be removed from the draft Strategic Asset Management Plan as set out at Appendix A. Councillor Cornelius seconded the motion.

Having been put to the vote the Committee voted:

In Favour: 5

Against: 0

Abstentions: 4

The motion was carried.

Having been put to the vote the Committee

RESOLVED that the Committee approve the Strategic Asset Management Plan set out at Appendix A as the draft for public consultation, subject to the removal of the maps on pages 103 (Sports and Leisure Activities Strategy) and 110 (Building on the Council Track Record).

Votes were recorded as follows:

In Favour: 5
Against: 0
Abstentions: 4

10. BRENT CROSS CRICKLEWOOD

The Committee considered the report.

The Chairman moved an amendment to recommendation 1 b) as follows: Delete the wording "...and shaded pink and shaded blue..."

Having been put to the vote the Committee voted:

In Favour: 5
Against: 0
Abstentions: 4

The motion was carried.

Having been put to the vote the Committee

RESOLVED that:

1. The Committee authorise the appropriate Chief Officers to negotiate and enter into agreements to acquire by private treaty the land and interests in the areas shown on the plan at Appendix 1 and to approve and enter into agreements and undertakings with the owners and/or occupiers of the land in the said areas so as to facilitate its acquisition.
2. The Committee authorise the appropriate Chief Officers to arrange for a land referencing exercise (including the service of statutory requisitions) to be undertaken to identify all parties with interests in the land shown edged red on the plan at Appendix 1.

Votes were recorded as follows:

In Favour: 5
Against: 0
Abstentions: 4

11. DOLLIS VALLEY REGENERATION SCHEME

RESOLVED that:

1. The Committee note the progress to date and approve the bringing forward of Phase 2 of the Dollis Valley Estate Regeneration Scheme.
2. The Committee delegate authority to the Strategic Director, Growth & Environment, acting in consultation with the Chairman of the Assets, Regeneration & Growth Committee, to agree and enter into a variation of the Dollis Valley Regeneration Agreement, and any other associated documents, including building licences, that may be required, to accommodate these proposals.

12. DEVELOPMENT PIPELINE

The Committee considered the report.

The Committee noted that Underhill should be included on the list of wards and the reference in the report should be corrected to read Coppetts Close, N10 instead of Coppetts Close, Finchley.

RESOLVED that:

1. The Committee approve that consultation with Ward Members on the potential development opportunities at Broadfields, Whittings Hill, Northway/Fairway, Moxon Street and Coppetts Road, as outlined in red on the diagrams at Appendices A-E, be taken forward.
2. Following consultation with Ward Members, further consultation with residents is undertaken prior to the submission of a planning application.
3. The Committee note that a further report will be presented to a future meeting recommending the next tranche of surplus sites suitable for taking forward for planning and/or development.

13. GRAHAME PARK STAGE B

RESOLVED that:

1. The Committee confirms its commitment under the terms of the exclusivity agreement in the Principal Development Agreement (PDA) to Genesis Housing Association (GHA) as its development partner for the delivery of Stages A and B of the Grahame Park Regeneration Programme.
2. The Committee agrees to preparation of a supplementary planning document to guide the development of Stage B of the Grahame Park Regeneration Programme, to be progressed in accordance with the Council's established process for the development and approval of new planning policy documents.

3. The Committee agrees to develop and implement, with Barnet Homes and GHA, a comprehensive Resident Engagement Strategy and updated governance arrangements to ensure successful delivery of the remainder of the programme.
4. The Committee authorises the Chief Executive to negotiate with GHA to deliver a 'carve out' from the PDA of land to facilitate the development of office facilities in accordance with the separate report to this Committee on the Strategic Asset Management Plan; and notes that the final terms of any carve out will be agreed by the Committee as part of a future decision on the delivery of new office facilities.

14. COMPULSORY PURCHASE OF PROPERTY AT 146 COLINDALE AVENUE

RESOLVED that:

1. The Committee approves the making of a Compulsory Purchase Order (CPO) pursuant to the powers contained in Section 226 (1) (a) of the Town and Country Planning Act 1990 (as amended by the Planning and Compulsory Purchase Act 2004) in respect of the property at 146, Colindale Avenue (the Property) shown edged in red on the Title Plan (CPO Boundary Plan) at Appendix 2 to the report.
2. The Committee approves that a Compulsory Purchase Order Indemnity Agreement be entered into between the Council and the Mayor's Office for Policing and Crime (MOPAC) to ensure MOPAC indemnify the Council for the full financial costs of the making confirmation and implementation of a CPO in respect of the Property.
3. The Committee authorise the Strategic Director for Growth and Environment (or such other appropriate Chief Officer) to issue and serve all necessary orders, notices and certificates in connection with the making, confirmation and implementation of the CPO.
4. The Committee authorise the Strategic Director for Growth and Environment (or such other appropriate Chief Officer) to make General Vesting Declarations (GVD) under the Compulsory Purchase (Vesting Declarations) Act 1981 and/or to issue notices to treat and notices of entry if required following confirmation of the CPO.
5. The Committee authorise the Strategic Director for Growth and Environment (or such other appropriate Chief Officer) to transfer the Property and/or proprietary interests acquired pursuant to the CPO to MOPAC.
6. The Committee authorise the Strategic Director for Growth and Environment (or such other appropriate Chief Officer) to take any further necessary actions to secure the making, confirmation and implementation of the CPO including:
 - a. authorisation to approve any agreements with owners of interests in the CPO land in order to secure the withdrawal of their objection
 - b. authorisation to confirm the CPO should no objections be received and the Secretary of State confirms that the Council may do so
 - c. agreeing to confirmation of the CPO with modifications if it appears expedient to do so in order to secure the CPO land

- d. if the question of compensation is referred to the Upper Tribunal, to take all necessary steps in relation thereto

15. ASSETS, LAND AND PROPERTY TRANSACTIONS FOR APPROVAL

The Committee considered the asset, land and property transactions for approval as set out at items 15a and 15b below.

15 a) HALDANE CLOSE, N10 - APPROPRIATION

RESOLVED that the Committee authorise the appropriation of the site shown on drawing number 24377/3 to planning purposes to assist the building of new affordable homes in accordance with the planning permission for the site and to return it to its existing status of Housing Revenue Account land on completion of the development.

15 b) CHURCH FARM MUSEUM, HENDON

RESOLVED that:

1. The Committee approve the grant of a 6 year and 364 day lease for the former Church Farm Museum to Middlesex University and a contribution towards to the investment in the regeneration of the building.
2. The Committee approve a contribution £280,000 as part of the cost towards the refurbishment of the property subject to the full commercial details of the arrangement as set out in the associated exempt report.

16. COMMITTEE FORWARD WORK PROGRAMME

RESOLVED that the Committee approve the Forward Work Programme.

17. ANY OTHER ITEMS THAT THAT CHAIRMAN DECIDES ARE URGENT - REFERRED ITEM (DEPOT RELOCATION PROGRAMME)

The Committee considered reference from the Performance & Contract Management Committee as follows: "That slippage on the Depot Relocation Programme from Mill Hill East to Pinkham Way be drawn to the attention of the Assets, Regeneration and Growth Committee."

Councillor Cooke outlined that the Performance & Contract Management Committee had been concerned that the slippage of the Depot Relocation Programme might result in financial and contractual issues with the Council's development partners at the Mill Hill East site.

RESOLVED that a report be added to the work programme for the 15 December 2014 meeting on the Depot Relocation Programme, to include details of the financial and planning implications of a delay in the Programme and details of alternative options.

18. MOTION TO EXCLUDE THE PRESS AND PUBLIC

The Committee agreed not to move into exempt session to consider item 19 (Church Farmhouse Museum – Exempt).

19. CHURCH FARM MUSEUM (EXEMPT)

The Committee had taken into consideration the exempt information detailed in the report to inform their decision making on minute item 15b above.

20. ANY OTHER EXEMPT ITEM(S) THAT THE CHAIRMAN DECIDES ARE URGENT

None.

The meeting finished at 9.07 pm