

**EXECUTIVE SUB-COMMITTEE FOR PROPERTY**

A meeting of the Executive Sub-Committee for Property was held on 4 November 2013.

**PRESENT:** Councillors D Budd, T Harvey, C M Rooney, J Rostron, B Thompson and

**ALSO IN ATTENDANCE:** Councillor J Brunton,

**OFFICIALS:** Micheal Quinn and Sharron Brown

**APOLOGIES FOR ABSENCE:** Councillor M Carr, Councillor N J Walker

13/78 **MINUTES OF THE MEETING HELD ON 24 SEPTEMBER 2013**

That the minutes of the Executive Sub Committee for Property held on the 24 September 2013 were taken as read and signed by the Chair as a true record.

13/79 **MINUTES OF THE MEETING HELD ON 01 OCTOBER 2013**

That the minutes of the Executive Sub Committee for Property held on the 1 October 2013 were taken as read and signed by the Chair as a true record.

13/80 **NON-STRATEGIC ASSETS REVIEW - DISPOSAL OF RESIDENTIAL SITES AT PARK END**

The Executive Director of Neighbourhoods and Communities submitted a report that outlined alternative proposals to the Executive Sub-Committee for Property in respect of a number of residential site disposals in Park End.

At its meeting of 7 May 2013 the Sub-Committee approved the disposal of sites at nil value at Cornforth Walk, Penrith Road and Royston Avenue for the development of affordable homes by Coast and Country Housing Association. However, following the Sub-Committee's decision it became apparent that Coast and Country would be unable to deliver the proposed development within the desired timescale. As a result approaches were made to a number of partners and Erimus Housing had come forward with proposals for each of the sites in question which could be delivered within the required timeframe and thus secured grant funding from the Homes and Communities Agency.

The most significant departure from the approved schemes were for Cornforth Walk. Whilst new property types were proposed at this location the newly proposed scheme would not have required any additional land.

In overall terms the impact of the proposals on Park End were mitigated by the fact that 21 family homes originally proposed for Overdale Road would not now be developed at this time as planning approval for the proposed development at this location was refused. The new proposals, which were outlined in further detail within the report, would be subject to community consultation as part of the planning process which could result in modifications.

The new proposals for development of these sites were consistent with the option previously approved by Sub-Committee on the 7 May 2013 and continued to offer a compromise position which balanced the concerns of the local residents with the wider affordable housing needed within the town.

**ORDERED**

1. **That the disposals to facilitate alternative affordable housing proposals by Erimus Housing in respect of sites at Cornforth Walk, Penrith Road and Royston Avenue, be approved subject to planning approval; and,**
2. **That should Erimus be unable to progress, authority to approve alternative proposals for the sites, subject to planning approval and there being no**

**substantial departure from the new proposals set out in the report be delegated to the Executive Director of Neighbourhoods and Communities.**

**REASON**

**The decision was supported by the following reason:**

**The recommendation reflects the need to balance the views of local residents and the wider housing needs of the town.**

The decision will come into force after five working days following the day the decision was published unless the decision becomes subject to the call in procedures.