

**EXECUTIVE SUB-COMMITTEE FOR PROPERTY**

A meeting of the Executive Sub-Committee for Property was held on 27 February 2015.

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

**PRESENT AS OBSERVERS:** Councillor B Thompson, Councillor R Arundale, Councillor C Hobson, Councillor J Hobson,

**ALSO IN ATTENDANCE:** Representative from the Evening Gazette

**OFFICIALS:** Sophie White, Martin Shepherd, Andrew Pain and Sharron Brown

**APOLOGIES FOR ABSENCE:** Councillor M Carr, Councillor J Sharrocks

**DECLARATIONS OF INTERESTS**

<b>Name of Member</b>	<b>Type of Interest</b>	<b>Item/Nature of Interest</b>
Councillor Julia Rostron	Non Pecuniary	Item 6 - Former Natures World Site, Ladgate Lane, Acklam, Middlesbrough. On the Board at Middlesbrough Environment City
Councillor Tracy Harvey	Non Pecuniary	Item 6 - Former Natures World Site, Ladgate Lane, Acklam, Middlesbrough. On the Board at Middlesbrough Environment City

14/31 **MINUTES OF THE EXECUTIVE SUB COMMITTEE FOR PROPERTY HELD ON THE 26 JANUARY 2015.**

That the minutes of the Executive Sub Committee for Property held on the 26 January 2015 were taken as read and signed off by the Chair as a true record.

14/32 **NUNTHORPE HALL FARM AND BLACKSMITH'S YARD DEVELOPMENT GUIDANCE: CONSULTATION UPDATE**

The Executive Director of Economic Development & Communities submitted a report provided an update on the public consultation on the Nunthorpe Hall Farm and Blacksmith's Yard Development Guidance. The report gave an overview of the previous reports to the Committee on the disposal of both the Farm Buildings and West Side (the premises around the Blacksmith's Yard) to the west of the Farm; and provided details of the consultation responses.

On 4th April 2012, a report on the 'Review of Non-Strategic Assets' was considered on the ongoing review of the Council's non-strategic assets and arrangements for disposals of land and property. The Executive Sub-Committee for Property Panel noted the objectives, governance and timescales of the Review of Non-Strategic Assets and considered and approved the proposed disposal process and agreed that appropriate briefings would be undertaken to support the disposal process and would involve briefing the Ward Members and / or the general public.

On 4th April 2012, an additional report entitled 'Review of Non-Strategic Assets' - First Phase Disposals (Part A) was presented to the Sub Committee that proposed a number of small, first phase of advantageous disposals under the findings of a review of Agricultural Property. It was agreed that Nunthorpe Hall Farm which was a tenanted farm, was to be disposed of, for residential development.

On the 29th July 2013 a report entitled Review of Non-Strategic Assets - Second Phase Disposals - Part A, proposed a second phase of disposals for consideration at a reserved price. The Sub Committee approved the disposal of the Council-owned, commercially let

properties at West Side in Nunthorpe Village for housing, subject to planning permission. West Side was a range of buildings at the northern end of the Village, which were originally part of the Nunthorpe Hall Estate. The buildings at the location were leased, principally as workshops, and for garage and storage use.

The report outlined in detail, further information on the:

- Development Guidance;
- Summary of Responses to Public Consultation;
- Access / Rights of Way;
- Substation Relocation' and
- Affordable Housing.

Due to the heritage significance of the buildings in relation to the Grade II listed Nunthorpe Hall to the south of the site; English Heritage was consulted on the development guidance. English Heritage welcomed the move to develop documents that would inform and guide future works to this site and thought it refreshing to see such a proactive approach to the conservation of historic assets. The suggestions for alterations and possible new development, offer a positive way forward; not too restrictive whilst also clearly articulating those features that needed to be kept to preserve the character and appearance of the area.

The report outlined that there were two options available:

1. **Option 1** - As previously approved, endorse the Development Guidance, prepared by Historic Environment professionals and dispose of the two sites. This would produce a capital receipt and would be used by the Council to repay or avoid capital borrowing and so improve the Council's revenue position by avoiding interest payments. Development would also secure the future of these important buildings rather than potentially leaving them vacant and the Council with ongoing maintenance costs; and
2. **Option 2** - To not endorse the Development Guidance as prepared by the NECT and to not progress with the sale of the two sites. Potentially leaving both sites vacant which would be contrary to the Council's Review of Non-Strategic Assets.

#### ORDERED

1. That the consultation replies and associated responses to each, as set out in in paragraph 15 and Appendix C of the report be noted;
2. That the Nunthorpe Hall Farm and Blacksmith's Yard Development Guidance Development Guidance as prepared by the North of England Civic Trust be endorsed; and
3. That the Director of Commercial and Corporate Services commences the marketing for the sale of Nunthorpe Hall Farm and Blacksmith's Yard, having full regard to the Development Guidance.

#### REASON

The decisions were supported by the following reason:

1. To progress with the Council's Review of Non-Strategic Assets, which will help to improve the Council's revenue position and secure the issue of existing buildings located within the setting of a listed building.

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**TO CONSIDER PASSING THE RESOLUTION EXCLUDING THE PRESS AND THE PUBLIC FROM THE MEETING DURING CONSIDERATION OF THE FOLLOWING ITEMS OF BUSINESS ON THE GROUNDS THAT, IT PRESENT, THERE WOULD BE A DISCLOSURE OF EXEMPT INFORMATION FALLING WITHIN PARAGRAPHS 1 AND 3 OF SCHEDULE 12A OF THE LOCAL GOVERNMENT ACT 1972.**

That the decision to exclude all members of the press and public was agreed.

14/34      **FORMER NATURES WORLD SITE, LADGATE LANE, ACKLAM, MIDDLESBROUGH**

Subsequent to the circulation of the agenda and reports for the above meeting, two Members had indicated that they were unable to attend the meeting and at the meeting a further two Members declared an interest, the meeting was consequently not quorate, and the matter was not considered.

14/35      **GRESHAM - PROPERTY TRANSACTIONS**

Subsequent to the circulation of the agenda and reports for the above meeting, Members were notified that the report had been withdrawn from the Agenda.

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