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### **Cabinet Member for Jobs and Regeneration**

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**Time and Date**

3.00 pm on Wednesday, 10 July, 2019 (Please Note Time)

**Place**

Committee Room 3, Council House, Coventry

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1. **Apologies**
2. **Declaration of Interests**
3. **Minutes**
  - (a) To agree the minutes of the Cabinet Member for Jobs and Regeneration held on 3 October, 2018 (Pages 3 - 6)
  - (b) Matters Arising
4. **Land Disposal at Canberra Road and Aldermans Green Road, Longford**  
(Pages 7 - 18)  
Report of the Deputy Chief Executive (Place)
5. **Outstanding Issues**  
There are no outstanding issues
6. **Any other items of public business which the Cabinet Member decides to take as matters of urgency because of the special circumstances involved.**

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Martin Yardley, Deputy Chief Executive (Place), Council House Coventry

Tuesday, 2 July 2019

Note: The person to contact about the agenda and documents for this meeting is Suzanne Bennett e mail [suzanne.bennett@coventry.gov.uk](mailto:suzanne.bennett@coventry.gov.uk)

Membership: Councillors J O'Boyle (Cabinet Member) and D Welsh (Deputy Cabinet Member)

By invitation Councillor Ridley

Please note: a hearing loop is available in the committee rooms

If you require a British Sign Language interpreter for this meeting  
OR if you would like this information in another format or  
language please contact us.

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## Coventry City Council

### Minutes of the Meeting of Cabinet Member for Jobs and Regeneration held at 2.00 pm on Wednesday, 3 October 2018

Present:

Members: Councillor J O'Boyle (Cabinet Member for Jobs and Regeneration)

Councillor G Crookes (Shadow Cabinet Member for Jobs and Regeneration)

Employees (by Directorate):

Place: S Bennett, R Moon, J Sprayson and A Williams

Apologies: Councillor D Welsh, Deputy Cabinet Member for Jobs and Regeneration

#### **Public Business**

1. **Declaration of Interests**

There were no declarations of interest.

2. **Minutes**

The minutes of the meeting held on 7 March, 2018 were agreed and signed as a true record.

3. **Exclusion of the Press and Public**

**RESOLVED** that approval be given to exclude the press and public under Section 100(A) 4 of the Local Government Act 1972 for the consideration of the private matter referred to in Minute 7 below relating to "Release of Restrictive Covenant Regarding Land at Gulson Road, Coventry" on the grounds that that item involves the likely disclosure of exempt information, as defined in Paragraph 3 of Schedule 12 A of that Act as it contains information relating to the financial and business affairs of an organisation and the amount of expenditure incurred.

4. **Release of Restrictive Covenant Regarding Land at Gulson Road, Coventry**

The Cabinet Member for Jobs and Regeneration considered a report of the Deputy Chief Executive (Place) which indicated that the Council previously sold 0.34 acres of land in 2015 at Gulson Road for the use of car parking in association with the Elliot's Car accessories retail unit. A restrictive covenant was agreed between parties that restricted the purchaser and any in successors in title to only using the land for car parking and general amenity use.

The landowner Rainer Developments is proposing a comprehensive redevelopment of the site including the land that was previously sold. A resolution

to grant planning permission was agreed for the site (pending the applicant signing the S106 agreement) and has proposed a residential apartment block for 30 units on former Council land within the larger site of which 167 apartments and a retail/café unit are planned. However, the block of 30 units cannot be developed without the release of the restrictive covenant.

Following lengthy negotiations, a value has been agreed for the release of the restrictive covenant. Due to the close proximity of the site to Coventry University and the potential for student housing, a further restrictive covenant will be placed limiting the site to private residential only, excluding all types of student accommodation.

A corresponding private report detailing confidential financial matters was also submitted for consideration (Minute 7 below refers).

**RESOLVED that the Cabinet Member for Jobs and Regeneration:-**

- (1) Approves the release of the restrictive covenant to Rainer Developments at the agreed value as detailed in the private report.**
- (2) Delegates authority to the Director of Property Management and Property Services following consultation with the Cabinet Member for Jobs and Regeneration for any subsequent variation in terms.**
- (3) Delegates authority to Legal Services Manager to execute all the necessary documentation for the Deed of Release.**

**5. Outstanding Issues**

There were no outstanding issues

**6. Authority for Attendance at Conference**

The Cabinet Member for Jobs and Regeneration considered an Authority for Attendance request for the Lord Mayor, Councillor J Blundell, and five officers from the Place Directorate to attend a China Economic Engagement Visit to Shanghai, Jinan, Guangzhou, Nanjing and Beijing from 13 to 20 October, 2018. The visit will be part of a delegation led by the City Council and would include representatives from Coventry University, China Britain Business Council and Coventry and Warwickshire Growth Hub (which was funding part of the costs of the trip).

The Cabinet Member was provided with details of the itinerary and the anticipated economic benefits of the visit and noted the recent significant Chinese investment in Coventry and the region.

**RESOLVED that approval be given for the Lord Mayor, Councillor J Blundell, David Cockcroft, Director of City Centre and Major Projects Development, Andy Williams, Head of Economic Development, John Norton, Investment and International Trade Manager and Ben Yorke, Business Development Officer, to attend a China Economic Engagement Visit between 13 and 20 October, 2018.**

**Note:** With the agreement of the Cabinet Member, this item of business was considered as an item of urgent public business, the reason for urgency being the need to approve attendance before the next scheduled meeting.

**7. Release of Restrictive Covenant Regarding Land at Gulson Road, Coventry**

Further to Minute 4 above, the Cabinet Member for Jobs and Regeneration considered a report of the Deputy Chief Executive (Place) which detailed confidential financial matters in relation to the release of a restrictive covenant regarding land at Gulson Road, Coventry.

**RESOLVED that the Cabinet Member for Jobs and Regeneration:-**

- (1) Approves the release of the restrictive covenant to Rainer Developments at the agreed value as indicated in the report submitted.**
- (2) Delegates authority to the Director of Property Management and Property Services following consultation with the Cabinet Member for Jobs and Regeneration for any subsequent variation in terms.**
- (3) Delegates authority to Legal Services Manager to execute all the necessary documentation for the Deed of Release.**

**8. Any Other Items of Urgent Private Business**

There were no items of urgent private business.

(Meeting closed at 2.45 pm)

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Cabinet Member for Jobs and Regeneration

10 July 2019

**Name of Cabinet Member:**

Cabinet Member for Jobs and Regeneration - Councillor J O'Boyle

**Director Approving Submission of the report:**

Deputy Chief Executive (Place)

**Ward(s) affected:**

Longford

**Title:**

Land Disposal at Canberra Road and Aldermans Green Road, Longford

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**Is this a key decision?**

No

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**Executive Summary:**

The above two parcels of land have been identified as surplus to the strategic operational requirements of the Council.

The two sites may have the potential to be developed either as a standalone site or as part of a wider development site with an adjoining land owner. The ability to build on the land for residential, commercial or the extension to a garden is subject to obtaining any necessary formal consents or approvals.

The Council, acting as planning authority, is in principle supportive of opportunities to promote urban regeneration throughout Coventry and has indicated that these two sites may be acceptable for development subject to full consideration through the planning application process.

The preferred method of disposal will be via tender process having sought expressions of interest, the capital receipts which will be received in this financial year.

**Recommendations:**

The Cabinet Member for Jobs and Regeneration is recommended to:

1. Declare the two sites listed in Appendix 1 of this report surplus to requirements.
2. Approve the freehold disposal of each site identified in Appendix 1 of this report by way of tender
3. Delegate authority to the Director of Finance and Corporate Services in consultation with the City Solicitor to agree the final terms of the land transactions, complete the necessary legal documentation and collect the consideration obtained for the sale.

**List of Appendices included:**

Appendix 1 - List of sites & property to be declared surplus

Appendix 2 - Planning Policy Comments

**Other useful background papers:**

None

**Has it been or will it be considered by Scrutiny?**

No

**Has it been or will it be considered by any other Council Committee, Advisory Panel or other body?**

No

**Will this report go to Council?**

No

Report title: Land Disposal at Canberra Road and Aldermans Green Road

## **1. Context (or background)**

- 1.1 Following a further review by Property of the Council's land holdings, two sites have been identified where there are no strategic reasons for the Council to continue to retain them.
- 1.2 The identified two sites are a mix of non-operational assets and in Canberra Road it is derelict and overgrown. The land at Aldermans Green Road is classified as incidental open space. The subsequent development of these sites will improve and regenerate the area from its current use.
- 1.3 Following advice from the Council's Planning Policy, informal views have been stated within the Appendix 2, however all purchasers will need to seek their own independent legal and planning advice prior to any sale.
- 1.4 An 'expressions of interest' exercise has already been completed generating named parties looking at bidding for the sites. From this point the preferred method of disposal is through an informal tender process.
- 1.5 The two sites identified for disposal are outlined with site plans in Appendix 1 to this report.
- 1.6 The Director for Property Management & Property Services has delegated authority to dispose of property for minor land disposals where the consideration is less than £50,000, in consultation with the Cabinet Member. Rather than submit separate reports for each disposal, one collective report has been produced.

## **2. Options considered and recommended proposal**

- 2.1 **Disposal of the two sites identified** – As specified earlier in the report, the two sites do not form any strategic or operational purpose for the Council. The disposal of these two sites, which are non-performing, non-income producing will generate capital receipts for this financial year 2019/2020.
- 2.2 **Continue status quo** – If the identified two sites are not declared surplus and released for disposal then there is a lost opportunity to generate a capital receipt for assets serving no strategic or operational purpose. The sites will therefore continue to remain overgrown, derelict and incur intermittent Council expenditure in response to fly tipping or other local anti-social uses.
- 2.3 It is therefore recommended that the two sites & property identified are declared surplus and are disposed via tender.

## **3. Results of consultation undertaken**

Ward Councillors have been notified and were invited for comments, in addition an expressions of interest exercise was conducted to establish what local interest there was in regards to the two land parcels.

#### **4. Timetable for implementing this decision**

- 4.1 Subject to Cabinet Member approval and necessary planning consents, the sites will be allocated for disposal in 2019/2020 and considered for disposal through the tender process accordingly.

#### **5. Comments from the Director of Finance and Corporate Services**

##### **5.1 Financial implications**

The capital receipt estimated for the two sites has been estimated as a total of £80,000 and will contribute towards corporate resources. It is expected that the disposal will be completed by the end of the financial year.

##### **5.2 Legal implications**

Under the Council's Constitution, the Director for Property Management and Property Services has delegated authority to dispose of land and property at auction or direct negotiation and to agree terms for minor land disposals where the consideration is less than £50,000, in consultation with the Cabinet Member.

Local authorities are given powers under Section 123 of the Local Government Act 1972 Act (the 1972 Act) to dispose of land in any manner they wish, including sale of their freehold interest, granting a lease or assigning any unexpired term on a lease, and the granting of easements. The only constraint is that a disposal must be for the best consideration reasonably obtainable (except in the case of short tenancies of less than 7 years), unless the Secretary of State consents to the disposal

The Director of Finance and Corporate Services (Legal Services) will complete the freehold conveyance/transfers of the two sites/property identified in accordance with appropriate procedures and will collect the consideration for the disposals.

#### **6. Other implications**

##### **6.1 How will this contribute to achievement of the Council's Plan?**

The capital receipts will contribute towards corporate resources whilst the disposal of the two sites will promote their development and support urban regeneration.

##### **6.2 How is risk being managed?**

The risks have been identified as per paragraph 2.2 with the loss of potential capital receipts.

### **6.3 What is the impact on the organisation?**

#### Resource Implications

The impact to the organisation will be minimal however it will generate additional work for officers within Place Directorate (Legal Services) in processing the sales contracts for disposal.

#### Property Implications

The proposed transactions will dispose of the two sites that do not serve any strategic use and are therefore surplus to requirements and will contribute towards corporate financial targets as specified in paragraph 5.1 above.

### **6.4 Equalities / EIA**

An Equality Impact Assessment has not been undertaken as the proposal concerns the disposal of land for redevelopment and no group will be impacted.

### **6.5 Implications for (or impact on) the environment**

The impact will be positive as the two sites are overgrown and derelict. The two sites will be redeveloped and utilised in a more efficient manner than it currently is.

### **6.6 Implications for partner organisations?**

There are no implications for any partner organisations.

**Report author(s):**

**Name and job title:**

**Azim Walimia, Senior Asset Surveyor, Property**

**Directorate:**

**Place Directorate**

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Enquiries should be directed to the above person(s).

<b>Contributor/approver name</b>	<b>Title</b>	<b>Directorate or organisation</b>	<b>Date doc sent out</b>	<b>Date response received or approved</b>
<b>Contributors:</b>				
Richard Moon	Director of Project Management and Property Services	Place	06.06.2019	10.06.2019
Mark Andrews	Planning and Housing Policy Manager	Place	06.06.2019	11.06.2019
Suzanne Bennett	Governance Services Co Ordinator	Place	06.06.2019	10.06.2019
<b>Names of approvers for submission: (officers and members)</b>				
Finance: Phil Helm	Finance Manager	Place	06.06.2019	06.06.2019
Legal: Emma Kirby	Property Lawyer	Place	06.06.2019	12.06.2019
Director: Martin Yardley	Deputy Chief Executive	Place	12.06.2019	14.06.2019
Members: Cllr Jim'O'Boyle	Cabinet Member for Jobs and Regeneration		24.06.2019	24.06.2019

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[www.coventry.gov.uk/meetings](http://www.coventry.gov.uk/meetings)

## Appendix 1

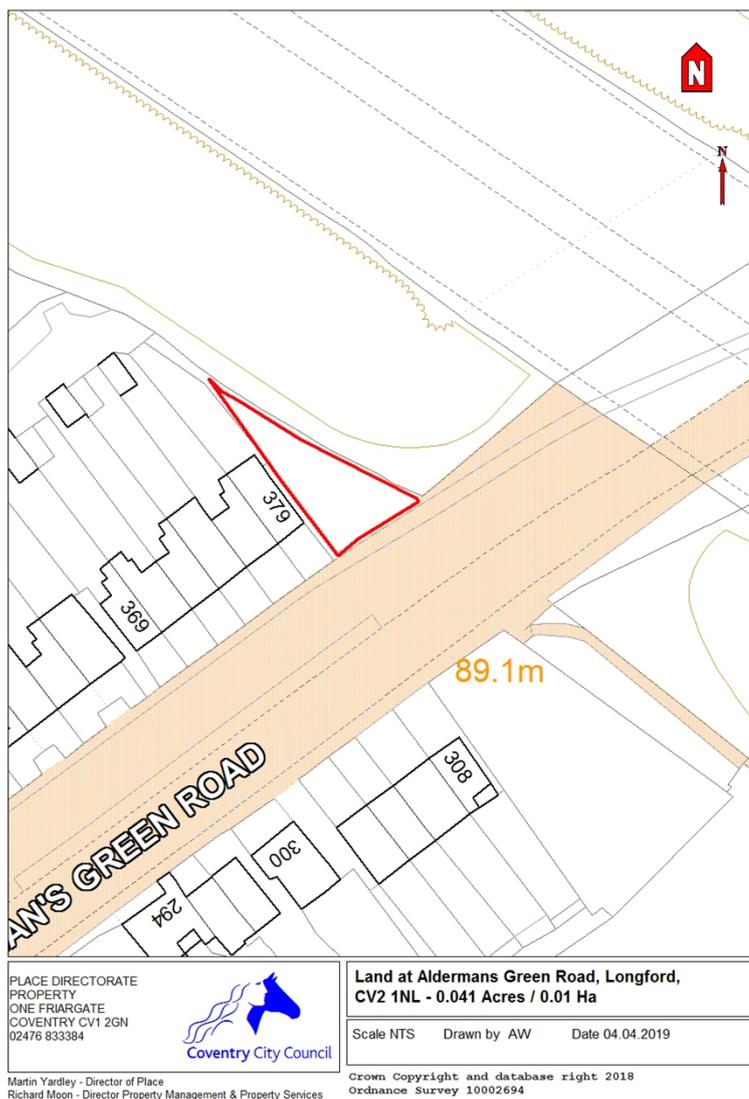
**Site No 1: Land at Canberra Road, Aldermans Green, Longford**

0.121 acres comprising of overgrown vegetation and soft ground, situated between Aldermans Green Road and Canberra Road, Aldermans Green. The land is non-operational and managed as part of Place Directorate portfolio.



**Site No 2: Land at Aldermans Green Road, Longford**

0.041 acres comprising of incidental open space, access is obtained from Aldermans Green Road. The land is managed, maintained and part of Place Directorate portfolio.



## Appendix 2

## Planning Policy Comments

Although neither 'land at Canberra Road', nor 'land at Alderman's Green Road' have been allocated for development in the Coventry Local Plan (2017), from a planning policy perspective, both sites offer opportunities in principle for small scale residential development. This reflects the residential nature of the surrounding area(s). However, the number of dwellings on both sites is likely to be restricted because of their limited size(s) and it is suggested that only 1(no.) dwelling would be possible upon 'land at Alderman's Green Road'. It is considered that the site 'land at Canberra Road' would only support at most 3(no.) dwellings, although it is not expected that any properties here would have their primary access from the informal track to the rear of the properties on Canberra Road.

Notwithstanding, development upon the Canberra Road site may be restricted by the (re)naturalised nature of the land due to the presence of extensive ecology/biodiversity and trees. This will require an assessment by an appropriate professional to determine the value of such flora and fauna in line with policies GE1 – GE4 of the Coventry Local Plan.

At the moment, the site on Alderman's Green road is an area of informal green space of apparent low quality and limited use – it is not subject to any designations such as tree preservation orders or local wildlife site status. It is also situated in close proximity to Wyken Slough Local Nature Reserve on the opposite side of Alderman's Green Road which provides a key element of Coventry's local green space provision for this area of the city. Moreover, the site itself appears to have low amenity or environmental value but this would need to be assessed by an appropriate professional, again having consideration to policies GE1-GE4 of the Coventry Local Plan.

As such, development of both of these sites could make a positive contribution to the quality of the existing location (in particular the site on Canberra Road) through bringing currently unoccupied and unused 'back-land' sites into residential use. This could also play a fundamental role in reducing any anti-social behaviour that may occur at present, but will need to be mindful of the environmental quality of both site.

Any potential development on both sites will also need to consider the need for an appropriate buffer between the site(s) and the M6, having regard to noise and air quality considerations in particular. Again, this is another factor which may impact on the number of dwellings or type of development that could realistically be brought forward. This issue is particularly prominent on the Canberra Road site as there does appear to be some level change and banking associated with the elevated M6 carriageway. I would therefore recommend that any development proposals for either site be supported by an assessment of air quality and noise – especially in relation to the M6 prior to development in accordance with policies EM6 and H3 of the Coventry Local Plan.

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