



Cabinet Member (Business, Enterprise and Employment)

Time and Date

10.00 am on Monday, 9th September, 2013

Place

Committee Room 2 - Council House

Public Business

1. **Apologies**

2. **Declaration of Interests**

3. **Minutes**

(a) To agree the minutes of the Cabinet Member (Business, Enterprise and Employment) meeting held on 24th June, 2013 (Pages 3 - 6)

(b) Matters Arising

4. **Petition - Alderminster Road Londis Shop Development** (Pages 7 - 12)

Report of the Executive Director, Place

To consider the above petition, bearing 487 paper signatures and 49 e-signatures, which has been submitted by Councillor Lepoidevin, a Woodlands Ward Councillor who has been invited to the meeting for the consideration of this matter.

5. **Petition - Termination of Park and Ride North Services** (Pages 13 - 18)

Report of the Executive Director, Place

To consider the above petition, bearing 253 signatures, which has been submitted by Councillor Harvard, a Longford Ward Councillor, who has been invited to the meeting for the consideration of this matter.

6. **Disposal of Small Surplus Sites and Buildings** (Pages 19 - 40)

Report of the Executive Director, Place

7. **Outstanding Issues**

There are no outstanding issues

8. **Any other items of public business which the Cabinet Member decides to take as matters of urgency because of the special circumstances involved.**

Private Business

Nil

Chris West, Executive Director, Resources, Council House Coventry

Friday, 30 August 2013

Note: The person to contact about the agenda and documents for this meeting is Matthew Rossi (Tel. 024 7683 3079).

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.

Matthew Rossi

Telephone: (024) 7683 3079

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Agenda Item 3a

Minutes of the meeting of Cabinet Member (Business Enterprise and Employment) held at 10am on 24th June 2013

Present:

Cabinet Members: Councillor Kelly

Other Members: Councillors Taylor (Shadow Cabinet Member)

Employees (by Directorate):

City Services & Development: R. Moon, G. Stephens

Community Services: A. Maqsood

Customer & Workforce Services: M. Rossi

Finance & Legal Services: J. Sprayson

Public business

1. Apologies

There were no apologies for absence.

2. Declarations of Interest

There were no declarations of interest.

3. Minutes

The minutes of the Cabinet Member (City Development) meeting held on 24th April 2013 were agreed and signed as a true record. There were no matters arising.

4. Exclusion of the Press and Public

RESOLVED that, under Section 100A(4) of the Local Government Act 1972, the press and public be excluded from the meeting for the items of business referred to in Minute 9 and 10 below relating to “The Freehold Disposal of Land at Adelaide Street to Whitefriars Housing Ltd” and “Site at Aldermans Green Industrial Estate” on the grounds that these items involve the likely disclosure of exempt information as defined in Paragraphs 3 of Part 1 of Schedule 12A of that Act.

5. The Freehold Disposal of Land at Adelaide Street to Whitefriars Housing Ltd

The Cabinet Member considered a report of the Director of City Services and Development which sought approval to the freehold disposal of a piece of land on Adelaide Street, Coventry to Whitefriars Housing Ltd.

Whitefriars had approached the Council to acquire the land at Adelaide Street for a Homelessness Centre in conjunction with adjoining industrial land (in private ownership).

The site at Castle Street/Adelaide Street was granted planning permission for a 63 unit homelessness centre. Planning Reference FUL/2012/2295 on the 7th February 2013 (Minute 112/12 refers).

A petition was submitted requesting that the Cabinet Member for City Development refuses to sell the land at Castle St/Adelaide St/Harnell Lane East to Whitefriars. A joint Cabinet Member meeting between the portfolio holders for City Development & Neighbourhood Action, Housing, Leisure and Culture to consider a response to the petition was held on the 21st March 2013 (Minute 3/12 refers). The Cabinet Members noted the petitioner's request however officers were requested to continue to work with Whitefriars to negotiate the terms for disposal of the Council's interest in part of the land making up the site.

RESOLVED, that after due consideration of the report and the matters raised at the meeting, the Cabinet Member:-

- 1. Authorised the disposal of the Council site to Whitefriars.**
- 2. Delegated to the Assistant Director of City Centre and City Development Services following consultation with the Cabinet Member, any subsequent variation in terms**
- 3. Delegated to the Director of Finance and Legal Services to complete the necessary legal documentation in this matter.**

6. Site at Aldermans Green Industrial Estate

The Cabinet Member considered a report of the Director of City Services and Development which sought approval to the disposal of a long leasehold interest in land at Aldermans Green Industrial Estate.

The proposed purchaser was looking to expand its business in Coventry and the site would make it possible for the company to develop for its own use and occupation or for sub-letting.

The provisionally agreed terms were on the basis that the lease premium would be payable immediately upon the grant of the lease and subject to the prospective purchaser having satisfied itself as to the load bearing capacity of the site.

RESOLVED, that after due consideration of the report and the matters raised at the meeting, the Cabinet Member approved the grant of the long leasehold interest to the prospective purchaser in consideration of the lease premium on the terms set out in the report.

7. Outstanding Issues

There were no outstanding issues

8. **Any Other Public Business**

There were no other items of public business.

Private Business

9. **The Freehold Disposal of Land at Adelaide Street to Whitefriars Housing Ltd**

Further to Minute 5 above, relating to the public aspects of this matter, the Cabinet Member considered a private report of the Director of City Services and Development relating to the freehold disposal of land at Adelaide Street to Whitefriars Housing Ltd.

RESOLVED, that after due consideration of the report and the matters raised at the meeting, the Cabinet Member:-

1. **Authorised the disposal of the Council site to Whitefriars.**
2. **Delegated to the Assistant Director of City Centre and City Development Services following consultation with the Cabinet Member, any subsequent variation in terms.**
3. **Delegated to the Director of Finance and Legal Services to complete the necessary legal documentation in this matter.**

10. **Site at Aldermans Green Industrial Estate**

Further to Minute 6 above, relating to the public aspects of this matter, the Cabinet Member considered a private report of the Director of City Services and Development relating to the disposal of a long leasehold interest in land at Aldermans Green Industrial Estate.

RESOLVED, that after due consideration of the report and the matters raised at the meeting, the Cabinet Member approved the grant of the long leasehold interest to the prospective purchaser in consideration of the lease premium on the terms set out in the report.

11. **Any Other Private Business**

There were no other items of private business.

(Meeting closed at: 10.05am)

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Cabinet Member (Business, Enterprise & Employment)

9th September 2013

Name of Cabinet Member:

Cabinet Member (Business, Enterprise & Employment) – Councillor Kelly

Director Approving Submission of the report:

Executive Director, Place

Ward(s) affected:

Woodlands

Title:

Petition - Alderminster Road Londis Shop Development

Is this a key decision?

No

Executive Summary:

A petition was submitted by Councillor Lepoidevin in July 2013 expressing concern over the visual impact of an inactive building site adjacent to the Londis Shop on Alderminster Road. The petition requested that Council Officers contacted the property owners and the management of the Londis Company and requested that they made improvements to the visual appearance of the site.

In accordance with this request Officers have written to land owners as identified by Land Registry, the occupiers of the premises and the owners of the Londis brand requesting that improvements are made. To date no formal response to those letters has been received however Officers have noted that some works have been recently undertaken to improve the visual appearance of the site.

Recommendations:

The Cabinet Member (Business, Enterprise and Employment) is recommended to :-

- 1) Note the content of the petition.
- 2) Forward the petition to the property owners and the area management of the Londis Company, as per the petitioner's request.

List of Appendices included:

None.

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: Petition - Alderminster Road Londis Shop Development

1. Context (or background)

1.1 In July 2013 a petition was submitted by Councillor Lepoidevin stating 'We the local community are calling on the owners of the Londis shop to make the side and rear of the property safe and presentable to public view in keeping with the street scene and the standard of the local area. We are asking Council Officers to contact the property owners urging them to make improvements to the area around the side and rear of the property. To forward this petition to the property owners and the area management of the Londis Company'. The petition closed on 31st July 2013 with 448 signatures submitted on paper and 48 electronically.

2. Options considered and recommended proposal

2.1 In April 2007 planning permission was granted for the erection of an extension to the current retail unit and the erection of a new retail unit at ground floor with new flat at first and second floor on land adjacent to the current Londis shop on Alderminster Road. Work commenced on site in 2010 and the extension was part built to first floor level; however following the partial collapse of the extension and the subsequent commencement of legal action between the various parties involved, no further work has been undertaken and the site has remained inactive for approximately two years.

2.2 During this period of inactivity the condition and appearance of the land has deteriorated, with unused building materials, building waste and rubble remaining on the site. The site has also become overgrown, littered and has been subject to fly-tipping.

2.3 Local planning authorities do have powers under Section 215 of the Town and Country Planning Act to require that works are undertaken to improve the appearance of land and / or buildings which are considered seriously detrimental to the amenity of the locality. However, building sites, whether active or not, are effectively exempt from this legislation and therefore whilst the extensions remains part built and building materials remain stored on site, action under Section 215 of the above Act cannot be taken. There is no other legal mechanism available at this time under planning legislation to require either that the site is tidied and improved visually, or that the development is completed.

2.4 Officers have previously contacted the owners of the land and attempted to informally negotiate improvements to the appearance of the site however no substantive improvements have been made in the past.

2.5 The remaining structure has been inspected by Officers from Building Control who have confirmed that it is safe and there is no immediate threat of further structural failure.

3. Results of consultation undertaken

3.1 In accordance with the request contained within the petition letters were sent to the owners of the land, the occupiers of the adjacent premises and the management of the Londis Company further requesting that improvements were made to the condition and visual appearance of the land. These letters were sent on 19th June 2013 and to date no response has been received.

3.2 A site inspection undertaken on 8th August 2013 has identified that some improvement works have been undertaken. Whilst no works to complete the part built extension have been commenced, the site has been cleared of vegetation, waste and general rubbish; building waste has been removed and unused building materials either removed from the site or neatly stacked within the remaining shell of the extension.

4. Timetable for implementing this decision

4.1 Officers have written to the owners of the land, the occupiers of the adjacent premises and the management of the Londis Company as requested and consequently no further action or monitoring is required.

5. Comments from Director of Finance and Legal Services

5.1 Financial implications

There are no financial implications of the recommendations in this report.

5.2 Legal implications

There are no legal implications arising from this report.

6. Other implications

None.

6.1 How will this contribute to achievement of the Council's key objectives / corporate priorities (corporate plan/scorecard) / organisational blueprint / Local Area Agreement (or Coventry Sustainable Community Strategy)?

None.

6.2 How is risk being managed?

None.

6.3 What is the impact on the organisation?

None.

6.4 Equalities / EIA

None as the report does not constitute a change in policy or service.

6.5 Implications for (or impact on) the environment

None.

6.6 Implications for partner organisations?

None.

Report author(s):

Marcus Fothergill

Name and job title:

Principal Planning Officer (Outer City Team)

Directorate:

Place

Tel and email contact:

024 76831703 marcus.fothergill@coventry.gov.uk

Enquiries should be directed to the above person.

Contributor/approver name	Title	Directorate or organisation	Date doc sent out	Date response received or approved
Contributors:				
Matthew Rossi	Governance Services Officer	Resources	13.08.13	14.08.13
Names of approvers for submission: (officers and members)				
Finance: Phil Helm	Finance Manager	Resources	13.08.13	16.08.13
Legal: Clarissa Evans	Commercial Team Manager	Resources	28.08.13	29.08.13
Director: Colin Knight	Assistant Director	Place	13.08.13	14.08.13
Members: Councillor Kelly	Cabinet Member (Business, Enterprise and Employment)		27.08.13	27.08.13

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Cabinet Member (Business Enterprise and Employment)

09 September 2013

Name of Cabinet Member:

Cabinet Member (Business, Enterprise and Employment) – Councillor Kelly

Director Approving Submission of the report:

Executive Director, Place

Ward(s) affected:

None

Title:

Petition - Termination of Park and Ride North Services

Is this a key decision?

No

Executive Summary:

This report sets out some of the issues surrounding the recent decision to stop Coventry's Park and Ride North service, which was effective from 26th July 2013. This follows an extended period of declining use of the service. The report sets out a petition presented to full Council on 23 July 2013 and which is to be forwarded to Centro (the West Midlands' Integrated Transport Authority), the organisation formally responsible for the decision, via the relevant Cabinet Member.

Recommendations:

The Cabinet Member (Business, Enterprise and Employment) is recommended to approve that the petition objecting to the termination of Park and Ride North services is forwarded to Centro to provide a formal response direct to the petitioner.

List of Appendices included:

None

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: Petition - Termination of Park and Ride North Services

1. Context (or background)

- 1.1 The objective of park and ride is to allow the public to complete part of their journey by car and the remaining part by public transport. This can help to reduce congestion within busy areas such as city centres. In Coventry two bus-based park and ride services have been developed. The South Park and Ride was the first service launched in 1995 at the War Memorial Park, and the second was Park and Ride North launched in 1999 at Courthouse Green.
- 1.2 In June 2013 Centro, the Integrated Transport Authority for the West Midlands, took the decision to terminate contracts early for the operation of Park and Ride North bus services. Changes came into effect from 26th July 2013, ceasing the operation of all services from the site in Courthouse Green.
- 1.3 Usage levels for Park and Ride North peaked briefly in 2009/10 at 124,000 trips during the year, however since this time patronage levels have continually fallen to just 2.8 passengers per trip in 2013; less than Centro's minimum requirements of 5 per trip to justify a Centro tendered service.
- 1.4 Whilst the ownership of the site is shared between the City Council and Centro, bus services are operated under contract to Centro. The City Council does not currently provide any direct financial subsidy towards the operation of the service.
- 1.5 Centro recently carried out a survey to determine how users would travel should the service close and the majority of respondents said they would use an alternative bus service. Centro is planning to work with De Courcey Travel and the City Council to promote alternatives such as Park and Ride South and other mainstream bus services in the area.
- 1.6 The decision was made in response to falling patronage and corresponding increases in the level of revenue subsidy required to maintain operation of the service. The decision was made in agreement with the bus service operator (De Courcey Travel) who is understood to have been unable to viably operate the service, even with subsidy in place. The contract was due to expire on 26th October 2013 so for economic reasons a decision was taken by Centro to terminate the contract early.
- 1.7 In response to the closure a petition asking to "Save Park and Ride North" containing 253 signatures was presented by Councillor Harvard to the meeting of Full Council on 23 July 2013. Council resolved to recommend that the petition be referred to the appropriate City Council body and/or external organisation; and this has been determined to be the Cabinet Member (Business, Enterprise and Employment) – Councillor Kelly.

2. Options considered and recommended proposal

- 2.1 Centro, the West Midlands Integrated Transport Authority, rather than the City Council are the responsible body for the management of park and ride bus service contracts, therefore it is recommended that Centro are asked to formally respond to the petition. The only alternative option would be for the City Council to respond to the petition but this is not appropriate for the reasons outlined above.

3. Results of consultation undertaken

- 3.1 Centro consulted ITA members, bus operators and the City Council about the proposed closure. Users of the service were not directly consulted on the closure as the reasons for it were solely due to factors around cost and patronage. Users were however surveyed to ascertain how they would travel should the service cease to operate.

4. Timetable for implementing this decision

- 4.1 If the recommendation is agreed the petition will be forwarded immediately to Centro with a request for a formal response to be made direct to the petitioner.

5. Comments from Executive Director, Resources

5.1 Financial implications

There are no financial implications arising from the recommendation of this report, however for information purposes the following should be noted.

The City Council and Centro are joint owners of the site on a 50/50 basis. Options for the long term use of the site are currently being reviewed. Closure of the site will reduce maintenance liabilities for the City Council as it will no longer be in public operation. Parts of the site have previously, and will continue to be used for the storage of Council resources in the intermediate period.

5.2 Legal implications

There are no legal implications arising from this report.

6. Other implications

6.1 How will this contribute to achievement of the Council's key objectives / corporate priorities (corporate plan/scorecard) / organisational blueprint / Local Area Agreement (or Coventry Sustainable Community Strategy)?

The recommendation contained in this report will have no bearing on these implications.

6.2 How is risk being managed?

The recommendation contained in this report will have no bearing on these implications.

6.3 What is the impact on the organisation?

The recommendation contained in this report will have no bearing on these implications.

6.4 Equalities / EIA

No equality impact assessment has been carried by the Council as the recommendation in this report does not constitute a change in service or policy by the Council.

6.5 Implications for (or impact on) the environment

The recommendation contained in this report will have no bearing on these implications.

6.6 Implications for partner organisations?

Centro will be asked to formally respond to the petition.

Report author(s):**Name and job title:**

Colin Knight, Assistant Director Planning, Transport and Highways

Directorate:

Place

Tel and email contact:

024 7683 4001

Enquiries should be directed to the above person.

Contributor/approver name	Title	Directorate or organisation	Date doc sent out	Date response received or approved
Contributors:				
Colin Knight	Assistant Director Planning, Transport and Highways	Place	27/08/13	28/08/13
Paul Boulton	Group Manager, Traffic and Transportation	Place	27/08/13	28/08/13
Mike Waters	Transportation Manager	Place	23/08/13	27/08/13
Matthew Rossi	Governance Services Officer	Resources	28/08/13	28/08/13
Names of approvers for submission: (officers and members)				
Finance: Phil Helm	Finance Manager	Resources	27/08/13	27/08/13
Legal: Clarissa Evans	Commercial Team Manager	Resources	27/08/13	27/08/13
Director: Nigel Clews	Assistant Director (Property Asset Management)	Place	28/08/13	28/08/13
Members: Councillor Kelly	Cabinet Member (Business, Enterprise and Employment)		28/08/13	29/08/13

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Cabinet Member (Business, Enterprise and Employment)

9th September 2013

Name of Cabinet Member:

Cabinet Member (Business Enterprise and Employment) - Councillor Kelly

Director Approving Submission of the report:

Executive Director, Place

Ward(s) affected:

Foleshill, Longford, Lower Stoke, Sherbourne, St. Michaels, Henley, Holbrooks, Wyken and Wainbody

Title:

Disposal of small surplus sites and buildings

Is this a key decision?

NO – Individual site disposal proceeds will be below the threshold for reporting to Cabinet.

Executive Summary:

Following a review of the Council's land holdings a number of sites and buildings have been identified for disposal. The identified sites may have the potential to be developed for one or two dwellings or as part of a wider development site, including commercial uses. The identified sites are too small to be included in the Coventry Strategic Housing Land Availability Assessment 2013 (SHLAA).

The sites identified are generally derelict, overgrown and do not have any strategic benefits for the Council to retain. The Council acting as planning authority is in principle supportive of the future development of the identified sites (mainly for residential development) subject to full consideration by the Council through the planning application process unless otherwise specified, and which may include planning obligations to mitigate of development.

It may be possible to secure additional value to certain sites, if the Council obtains outline planning consent, prior to disposal.

The preferred method of disposal will be via auction or tender to guarantee the capital receipts which will be received in this or the next financial year.

Council officers continue to review the Council's commercial portfolio for opportunities to identify land and buildings that do not adequately contribute to the Council's resources.

Recommendations:

The Cabinet Member (Business, Enterprise and Employment) is recommended to:

1. Approve the disposal of the sites identified in this report by auction or tender.
2. Prepare and submit an Outline Planning Application in respect of specific sites only.
3. Publish a car park closure notice on site number 9 and invite objections.
4. Delegate Authority to the Executive Director, Resources to complete the necessary legal documentation and collect the consideration for the sale.

List of Appendices included:

List of sites to be declared surplus

Other useful background papers:

N/A

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: Disposal of small surplus sites and buildings

1. Context (or background)

- 1.1 Following a review of the Council's land holdings, a number of sites and buildings have been identified where there are no strategic reasons for the Council to continue to retain them.
- 1.2 The identified sites and buildings are a mix of operation/non-operational & poor performing assets and in some instances are derelict, overgrown and are being used for fly tipping and anti-social behaviour. Some sites have informal green space value and the sites subject to this review have been carefully considered for inclusion. The subsequent development of these sites may generate requirements for planning obligations to improve more formal green space in the vicinity.
- 1.3 Following advice from Planning Policy, some of the identified sites are too small to be included in the Coventry SHLAA (Strategic Housing Land Availability Assessment); however the sites do have development potential for a small number of infill, residential plots or as part of a wider development site unless stated.
- 1.4 Five of the plots of land identified being, Site Number 1 (land at 604-622 Stoney Stanton Road), Site Number 3 (land at Fairlands Park), Site Number 2 (land adj 206 Bell Green Road), Site Number 4 (land at Ribble Road) and Site Number 7 (Henley Road, Manor Farm House), further value may be added by securing outline planning permission prior to the sites being sold at auction or tender.
- 1.5 The preferred method of disposal is to either submit the sites into auction or by tender. There may be opportunities within this financial year to dispose of some of the sites however it is expected that the majority of the disposals will be concluded next financial year 2014/2015.
- 1.6 A list of the sites with site plans identified for disposal is attached as Appendix 1 to this report.
- 1.7 The Assistant Directors for Property Asset Management and City Centre Development Services have delegated authority to dispose of property at auction, 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 sites identified** – As specified earlier in the report, the sites do not form any strategic or operational purpose for the Council. The disposal of these sites, which are largely non-performing, will generate capital receipts for the financial years of 2013/2014 & 2014/2015.
- 2.2 **Continue status quo** – If the identified 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 and derelict and incur intermittent expenditure in response to fly tipping or other local anti-social uses.
- 2.3 It is therefore recommended that the sites identified are declared surplus and are disposed via the auction or tender processes, where applicable. To realise additional value it is recommended that officers prepare and submit outline planning applications for residential for the plots of land at 604-622 Stoney Stanton Road, Fairlands Park, 206 Bell Green Road, Ribble Road and Henley Road

3. Results of consultation undertaken

3.1 Ward Councillors have been informed that where an identified site falls within their respective ward it is intended to be declared surplus and listed for disposal. Comments received from Ward Members are listed below together with proposed response to the points made.

3.2 **Holbrooks** – Request from Cllr Lancaster with regards to Site no 12 (appendix 1) Briscoe Road

Thank you for your email. As a governor at John Shelton I know there was some interest in the possibility of expanding the school by using this building, has any contact been made with the school? What would be the asking price?

Response: No formal application has been received from the school to take over this building. Before disposal is progressed the school will be canvassed about their desire to take over the property.

3.3 **St Michaels** – Response from Cllr O'Boyle with regards to Site no 14 (appendix 1) Priory Row Cottages –

Thank for the letter regarding the above properties. Are these the old offices used by CVOne a few years ago?

Response: These buildings are the former CVOne offices and have had only occasional use since. It is important to find a sensitive use for these buildings and the proposed method of disposal is tender with submission of proposals for re-use.

3.4 **Henley** – Response from Cllr Maton in relation to Sites 7, 10 and 11 (appendix 1) Land at Manor Farm House, Henlely Road, Properties at Binswood Avenue and Honillee Way.

Can you tell me what wider consultation you are doing on these sites and what the criteria for disposal are likely to be.

For instance the land around Manor Farm House and the House itself - the local community group and the Moat House Trust will be very interested in having a view on what happens to these assets.

Response: Wider consultation will come through the preparation of a planning application for this site. The proposed method of disposal is to seek planning permission prior to disposal by auction to tender.

3.5 **Wainbody** – Response from Cllr Gary Crookes in relation to land at Bransford Avenue, Cannon Park. The site has subsequently been withdrawn from this review and it is recommended to be appropriated from City Services & Development Portfolio to Streetscene & Greenspaces Portfolio.

Further to the letters previously forwarded to you and our telephone conversation, please find below my objections to the disposal of the above mentioned land:

- a) *it is not certain that the Council holds the title to this land;*
- b) *disposal and subsequent development would despoil the "open aspect" of the estate;*
- c) *there are a number of residential streets named "Greens" because of the properties fronting open spaces, the proposal would effectively remove a large part of Lichen Green's "Green;"*
- d) *the land is used for recreational purposes by local residents;*
- e) *the land is currently open to the street and residential frontages, consequent development would leave a much less inviting plot enclosed by rear garden fences;*

- f) following the above the remaining enclosure could be a case of “designing in” anti-social behaviour;
- g) environmentally this plot provides a wildlife link from the Ivy Farm Lane, through Shultern Lane, Conservation Area and the Canley Garden Cemetery to the estate and the Millennium Wood beyond;
- h) any consequent development would remove the direct off street access for maintenance purposes and reduce it to crossing and/or driving along footpaths which could require TROs with associated costs leaving the land disposal at a cost not a benefit to the Council;
- i) loss of street frontage and vision could impact adversely on the maintenance regime and consequently on the area in general;
- j) disposal and consequent development could mean applying to set aside any covenant with associated legal and compensatory costs to local residents;

I hope that these points with those raised by my constituents will be sufficient for this parcel of land to be excluded from inclusion within your report.

Response: This site has been withdrawn from consideration and will be transferred to public open space for future maintenance.

3.6 **Foleshill** – No Comments

3.7 **Wyken** – No Comments

3.8 **Sherbourne** – No Comments

3.9 **Longford** – No Comments

3.10 The proposals have also been discussed with the Cabinet Member for Business Enterprise and Employment on the Agenda Conference on Tuesday 27th August 2013.

3.11 Where sites or buildings are subject to planning applications for subsequent redevelopment there will be full public consultation as part of the planning process about the future use of the site or building in question.

3.12 Planning Policy have been consulted on the principle of redevelopment on the sites and properties identified, planning process and mitigation measures.

3.13 Parking services have been consulted on the release of Site number 9 – car park in Cromwell Street and its onward disposal is consistent with a separate review of car parks. An order to close the car park will need to be published and objections considered before disposal can take place.

4. Timetable for implementing this decision

4.1 Subject to Cabinet Member approval, the sites will be allocated for disposal over the financial years 2013/2014 & 2014/2015. Where specified earlier in the report, planning applications will be submitted for the sites at Land at 604-622 Stoney Stanton Road, Fairlands Park, 206 Bell Green Road, Ribble Road and Henley Road. Subject to approval, the sites will then be disposed at auction or by tender.

5. Comments from Director of Finance and Legal Services

5.1 Financial implications

Should the sites itemised in Appendix 1 be approved for disposal, proceeds are collectively estimated to generate in excess of £0.5m. The capital receipts will contribute towards corporate resources for the financial years of 2013/2014 & 2014/2015.

5.2 Legal implications

The Executive Director, Resources will complete the freehold conveyance/transfers of the sites identified in accordance with appropriate procedures and will collect the consideration for the disposal.

- 5.3 Officers have confirmed that the disposals at auction or tender will represent "Best Value" in accordance with the Council's requirements to obtain the best consideration reasonably obtainable pursuant to the provisions of Section 123 of the Local Government Act 1972.

6. Other implications

Property Implications

The proposed transactions will dispose of 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.

Site number 9 is an underused operational car park and its disposal can only take place after an order has been published to close the car park and any objections received, considered.

6.1 How will this contribute to achievement of the Council's key objectives / corporate priorities (corporate plan/scorecard) / organisational blueprint / Local Area Agreement (or Coventry Sustainable Community Strategy)?

The capital receipts will contribute towards corporate resources whilst the disposal of 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?

The impact to the organisation will be minimal however it will generate additional work for officers within Finance & Legal Services Directorate in processing the sales contracts for the auction and dealing with the completion of the sales post-auction.

6.4 Equalities / EIA

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

6.5 Implications for (or impact on) the environment

The impact will be positive as overgrown, derelict sites will be redeveloped for residential dwellings that will be constructed to a minimum of Code for Sustainable Homes Level 3.

6.6 Implications for partner organisations?

There are no implications for any partner organisations.

Report author(s):**Name and job title:**

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Place Directorate

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Contributor/approver name	Title	Directorate or organisation	Date doc sent out	Date response received or approved
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Richard Moon	Senior Development Executive	Place	16/08/2013	16/08/2013
Mark Andrews	Planning Policy Officer	Place	16/08/2013	19/08/2013
Matthew Rossi	Governance Services Officer	Resources	16/08/2013	27/08/2013
Names of approvers for submission: (officers and members)				
Finance: Phil Helm	Finance Manager	Resources	16/08/2013	20/08/2013
Legal: Julie Sprayson	Principal Legal Executive	Resources	16/08/2013	20/08/2013
Director: Martin Yardley	Director	Place	28/08/2013	28/08/2013
Members: Cllr Lynnette Kelly	Cabinet Member (Business, Enterprise and Employment)		27/08/2013	27/08/2013

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Appendix 1

List of sites for disposal

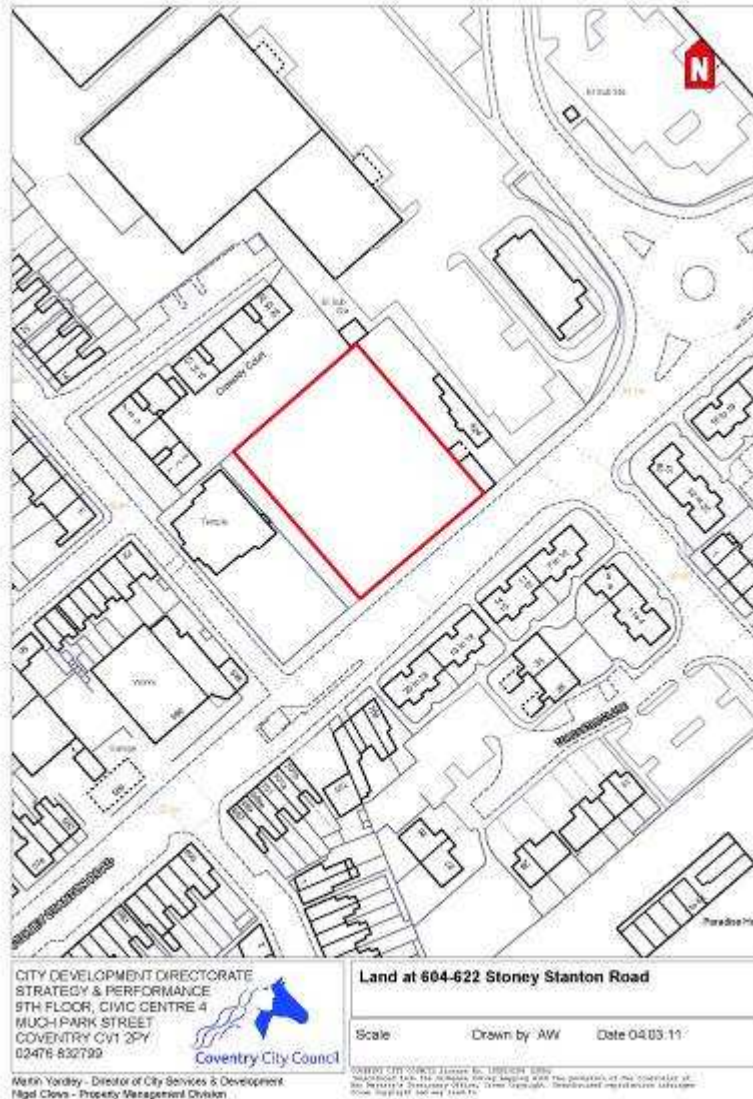
Site Address	Local Ward	Size (Acres)	Potential Plots* (estimated)	Recommendation
No 1: Land at 604-622 Stoney Stanton Road	St Michaels	0.535	6	Obtain approval to submit and secure outline planning permission for residential or commercial and then dispose either by auction/tender
No 2: Land adj 206 Bell Green Road	Longford	0.188	2	Obtain approval to submit and secure outline planning permission for residential and then dispose either by auction/tender
No 3: Land at Fairlands Park, Cannon Park	Wainbody	0.749	1-3 (site in conservation area)	Obtain approval to submit and secure outline planning permission for residential and then dispose either by auction/tender
No 4: Land at Ribble Road, Gosford Green	Lower Stoke	0.140	2	Obtain approval to submit and secure outline planning permission for residential and then dispose either by auction/tender
No 5: Land North East of the Butts, Spon End	Sherbourne	0.298	Not applicable	Obtain approval to dispose by tender
No 6: Property at Harry Rose Road	Wyken	0.195	Not applicable.	Obtain approval to dispose either by auction/tender
No 7: Land and Property at Manor Farm House, Henley Road	Henley	2.021	Existing residential	Obtain approval to submit and secure outline planning permission for residential and then dispose either by auction/tender
No 8: Land at Newdigate Road	Foleshill	0.130	Not applicable	Obtain approval to dispose either by auction/tender
No 9: Car Park at Cromwell Street	Foleshill	0.421	Not applicable	Obtain approval to close car park and dispose either by auction/tender
No 10: Property at Honilee Way, Wood End	Henley	0.267	Existing Residential	Obtain approval to dispose either by auction/tender
No 11: Property at Binswood Close, Wood End	Henley	0.498	Existing residential	Obtain approval to dispose either by auction/tender
No 12: Former Holbrooks Library, Briscoe Road	Holbrooks	0.272	1 or 2	Obtain approval to dispose either by auction/tender
No 13: The Barley Lea House, Stoke Aldermoor	Lower Stoke	0.272	2* subject to doctors lease	Obtain approval to dispose either by auction/tender
No 14: Priory Row Cottages	St Michaels	0.051	Not applicable	Obtain approval to dispose via tender

Site No 1: Land at 604-622 Stoney Stanton Road

0.535 Acres comprising of informal open space, located between residential and commercial properties. The land was a former housing site however it has now become an area of informal open space. It is currently managed and maintained by City Development.

Recommendation

If approved, it is advised to prepare and submit an outline planning application for residential / commercial prior to disposal by auction or tender.



Site No 2: Land adjacent 206 Bell Green Road

0.188 acre site comprising informal open space/scrub land. Historically part of the site was occupied with residential dwellings. Site is adjacent to a larger area of other formal green space. It is currently managed and maintained by City Development.

Recommendation

If approved, it would be recommended to obtain outline planning permission for residential development.



CITY DEVELOPMENT DIRECTORATE STRATEGY & PERFORMANCE 9TH FLOOR, CIVIC CENTRE 4 MUCH PARK STREET COVENTRY CV1 2PY 02476 832799 	Land adj 206 Bell Green Road, Longford 0.188 Acres
	Scale: 500 Drawn by: AW Date: 17.07.2013

Martin Yardley - Director of City Services & Development
Nigel Clews - Property Management Division
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Site No 3: Fairlands Park, Cannon Park

0.749 acres comprising of dense overgrown scrub land. A restrictive covenant is required to be released to enable development however the principle for the release has already been discussed with the previous landowner who has in principle agreed to the release. The site is within a conservation area, suitable for 1 -3 plots subject to further design work.

Recommendation

If approved, discussions with adjacent care home operator to explore further opportunities to see if a more comprehensive site could be developed. It is recommended to obtain outline planning permission for residential development and disposed either by auction or tender.



Site No 4: Land at Ribble Road, Gosford Green

0.140 Acres surplus land associated with Social Services facility, previously used as playground. The land is now surplus to operation requirements and is a now an area of unused land left from the reconfiguration of the adjoining site.

Recommendation

If approved, it would be recommended to prepare either a design brief/ outline planning application and dispose either by auction or tender.



Site No 5: Land North East of the Butts, Spon End

0.298 acres comprising of informal open space, currently managed and maintained by City Development. There are some level differences, but the frontage to the road is fairly level.

Recommendation

Unlikely to be suitable for residential development, but could be offered as a commercial roadside opportunity.

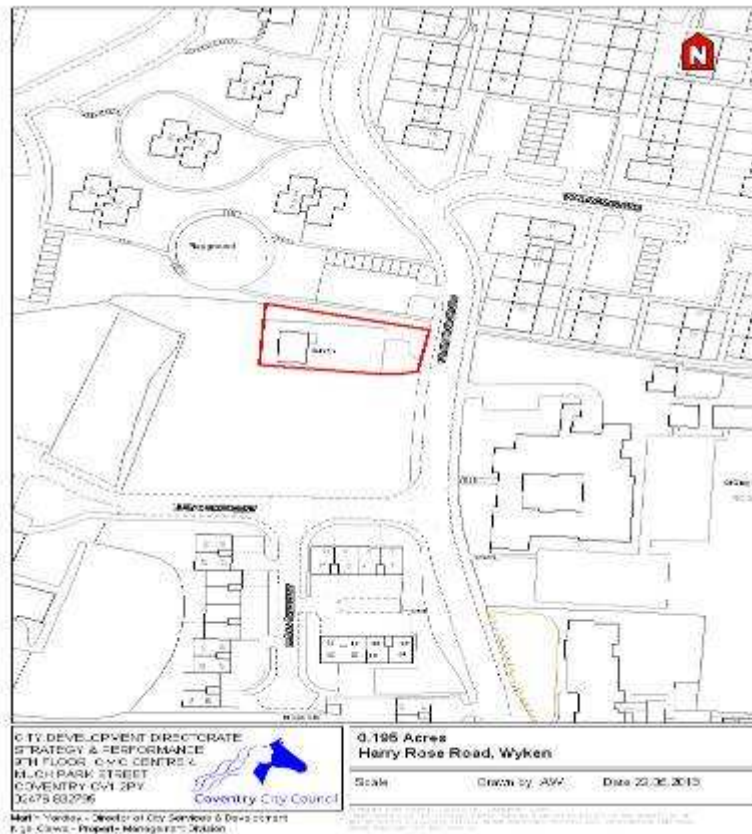


Site No 6: Harry Rose Road, Wyken

0.195 acres comprising of property currently let as a nursery on a long-lease from the 14th December 1972 expiring on the 13th December 2071.

Recommendation

It is recommended to list the site into auction as an investment opportunity.



Site No 7: Manor Farm House, Henley Road, Henley

1.16 acres comprising of land and property. The property is grade II listed and split into two residences with part let to tenant from the 5th December 1994 expiring on the 11th November 2078. The remainder of the property is currently vacant. The site is within the NDC Masterplan area and approval is sought from BKW for permission to dispose. Confirmation to dispose from BKW has been obtained verbally, however written confirmation is being sought from the stakeholders.

Recommendation

It is recommended that planning consent is obtained on the site, prior to disposal through tender as an investment opportunity. It is advised that the site to the rear is also investigated for future development potential.



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Martin Yardley - Director of City Services & Development
 Nigel Clews - Property Management Division

Henley Road, Manor Farm House
 2.021 Acres

Scale 1:1250 Drawn by AW Date 04.07.2013

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Site No 8: Land off Newdigate Road, Paradise, Upper Stoke

0.130 acre site that is vacant and derelict. Access is obtained from Newdigate Road, with local residents using the entrance of the site for bin storage. The site is non-operational and non income producing, it is used for anti- social behaviour with regular fly tipping occurring. As the site is within the City Development portfolio, there is on-going expenditure for the costs to resolve the anti-social behaviour and fly tipping.

Recommendation

If approved the land will be listed at auction.



Site No 9: Car Park, Cromwell Street, Paradise, Upper Stoke

0.421 Acres comprising of hard standing tarmac ground, within the portfolio of City Development and controlled by parking enforcement. The site is operational but non income producing; it is used for anti- social behaviour with fly tipping occurring. As the site is within the City Development portfolio, there is on-going expenditure for the costs to resolve the anti-social behaviour and fly tipping.

Recommendation

It is recommended that a car park closure notice is sought and providing that there are no objections, the site is either offered to adjoining industrial occupiers or at auction.

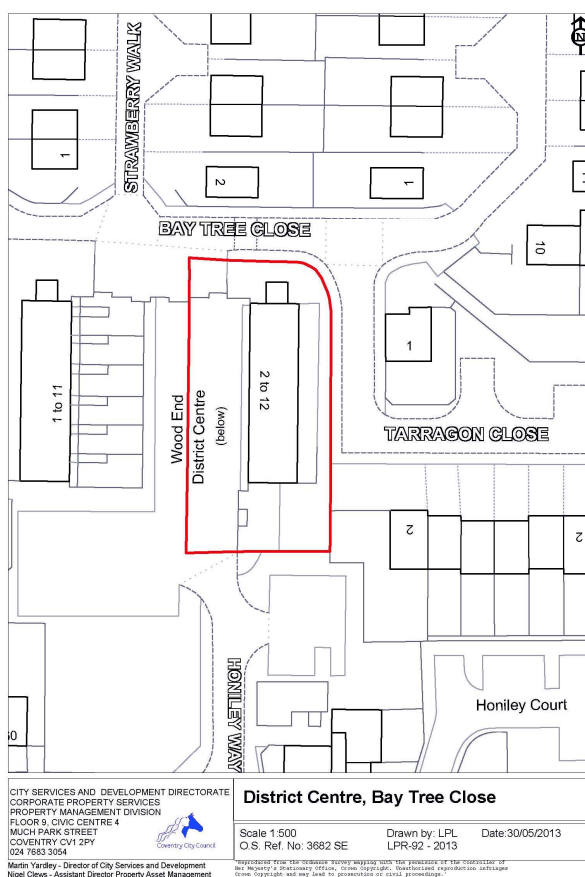


Site No 10: Land at Honiley Way, Wood End

0.267 Acres Vacant 3 storey residential block situated in the NDC area of Wood End, Henley. The Moat House Community Trust has confirmed this building is not of any interest to them for any use. The cost of demolition for this building is in the region of £40,000. The site is within the portfolio of City Development, Commercial Property Management. The site is within the NDC Masterplan area and approval is sought from BKW for permission to dispose. Confirmation to dispose from BKW has been obtained verbally written confirmation is being sought from the stakeholders

Recommendation

If approved, it is recommended the site is sold at auction.

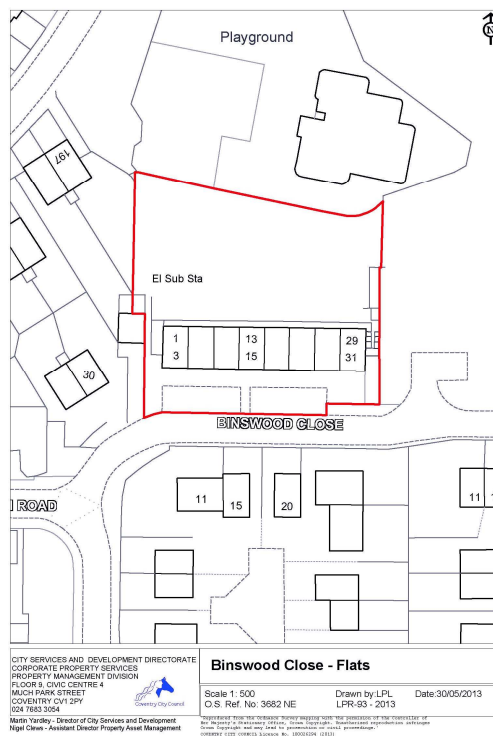


Site No 11: Binswood Close Flats, Wood End

0.498 Acres which consist of a block of 16 flats in Wood End, Henley, which is currently let on separate long-leases to the tenants. Substantial repairs are required in excess of £30,000 to refurbish the common parts. The flats and surrounding land are within the portfolio of City Development, Commercial Property Management. The site is adjacent to the NDC Masterplan area and approval is sought from BKW for permission to dispose accordingly.. Confirmation to dispose from BKW has been obtained verbally; written confirmation is being sought from the stakeholders.

Recommendation

If approved, it is recommended the site is sold at auction.



Site No 12: Briscoe Road, Former Holbrooks Library

A locally listed, single storey building, which previously accommodated Holbrooks Library, which is now vacant. The site is approximately 0.191 acres and is within the portfolio of City Development.

Recommendation

If approved it would be recommended to disposal at either auction or by tender.



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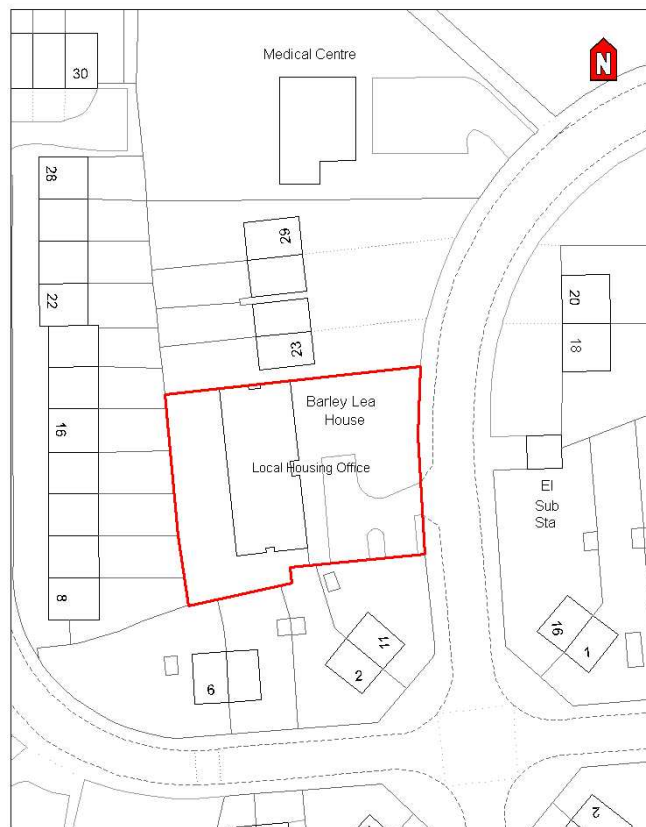
Briscoe Road Former Library
0.191 Acres
Scale 1:500 Drawn by AW Date 02.07.2013

Site No 13: The Barley Lea, Former Offices, Lower Stoke

A two storey office building, which formally accommodated the local neighbourhood housing office, which is now vacant. Part of the ground floor building is let to the PCT for use as a doctor's surgery however the tenant is currently holding over on the existing lease terms since 2008. The site is approximately 0.272 acres.

Recommendation

If approved the building will be disposed at auction.



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The Barley Lea, Former Office
0.272 Acres
Scale 1:500 Drawn by AW Date 02.07.2013

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Site No 14: Priory Row Cottages, St Michaels

0.051 Acres, the Grade II listed Priory Row cottages situated within Hill Top Conservation area are currently being used for the purposes of offices within the portfolio of City Development.

Recommendation

If approved and due to the sensitivities of the building, it would be advised to dispose of the building by tender, requesting that any prospective purchaser state their intention of use for the property.

