

# CABINET

## URGENT BUSINESS

### Terms of Reference for the Canal Corridor North Cabinet Liaison Group

#### Report of the Head of Regeneration and Planning

PURPOSE OF REPORT			
To secure agreement from Cabinet to the terms of reference for the liaison group prior to its first meeting on 19 June 2013.			
Key Decision	<input type="checkbox"/>	Non-Key Decision	<input checked="" type="checkbox"/> Referral from Cabinet Member
Date of notice of forthcoming key decision	N/A		
This report is public			

#### RECOMMENDATIONS

- (1) That Cabinet agree to the Terms of Reference for the Canal Corridor North Cabinet Liaison Group.

##### 1.0 Introduction

- 1.1 The Canal Corridor North Cabinet Liaison Group has been reactivated to enable Cabinet Members to obtain the views of other Members of Council on the scheme as it emerges. Revised Terms of Reference must be agreed before its meeting on 19 June. It is requested that this report be considered under Urgent Business rules as there is not a Cabinet meeting scheduled in advance of the CNNCLG meeting.
- 1.2 The Development Agreement between the Council and British Land includes a clause which means that the developer must agree the format of a planning application with the Council in its contractual role as the Landowner of approximately half of the site, before it can be formally submitted.
- 1.3 This means that the Council as a Landowner has the opportunity, outside the planning process, to ensure that the proposed development is in accordance with the agreed terms of the scheme and endorse such proposals prior to

submission of a Planning Application.

## 2.0 Proposal Details

2.1 The terms of reference for the group are suggested as follows:-

### **Chairman: Cabinet Member with Special Responsibility for Regeneration and Planning**

#### **Terms of Reference:**

That a Cabinet Liaison Group be created to consider the emerging development proposals for the Canal Corridor site

The purpose of the Liaison Group is to provide a forum prior to the submission of a planning application where:

- information on the detailed studies undertaken, and the evidence base created to support the development proposals can be shared as they become available;
- details of the form, design and uses within the proposed development can be shared as they develop and without prejudice feedback given
- the group can advise the appropriate Cabinet Member(s) on how to take proper account of how best to use the City Council's landownership interests to ensure that the most appropriate regeneration solution for the land is secured within the framework of the development agreement.

## 3.0 Details of Consultation

3.1 There has been no wider consultation on the proposal.

## 4.0 Options and Options Analysis (including risk assessment)

	<b>Option 1:</b> To agree the Terms of Reference	<b>Option 2:</b> Not to agree Terms of Reference	
Advantages	Terms are clear for all members from the start of engagement with British Land	None	
Disadvantages	None	The first meeting will take place without terms in place	
Risks	Objectors may misrepresent the purpose of the CCNCLG if terms of reference are not clearly spelt out.	Objectors may misrepresent the purpose of the CCNCLG if terms of reference are not clearly spelt out.	

## 5.0 Officer Preferred Option

5.1 Option 1 is preferred.

### **RELATIONSHIP TO POLICY FRAMEWORK**

The regeneration of the Canal Corridor North is a Corporate Priority under Economic Growth and a key objective of the Councils Local Development Framework Core Strategy

### **CONCLUSION OF IMPACT ASSESSMENT**

**(including Health & Safety, Equality & Diversity, Human Rights, Community Safety, HR, Sustainability and Rural Proofing)**

The Council holds land on behalf of the local taxpayer and is able to use that asset to further the interests of the community.

### **LEGAL IMPLICATIONS**

The effective operation of the Liaison Group with clear terms of reference means that the Councils Development Agreement with British Land can be implemented in a clear and transparent manner.

### **FINANCIAL IMPLICATIONS**

None directly arising.

### **OTHER RESOURCE IMPLICATIONS**

#### **Human Resources:**

None

#### **Information Services:**

None

#### **Property:**

The Liaison Group will provide an effective forum for Cabinet to be prepared for any key decisions it needs to make relating to the Council's landowner role. In this regard the Property Group will need to have adequate resources in terms of staff time and consultancy advice to manage the land and property aspects of the Councils contractual relationship with British land.

#### **Open Spaces:**

The master plan will aim to deliver some level of open space within the scheme.

### **SECTION 151 OFFICER'S COMMENTS**

The s151 Officer has been consulted and has no further comments.

**MONITORING OFFICER'S COMMENTS**

The Monitoring Officer has been consulted and has no further comments

**BACKGROUND PAPERS**

None

**Contact Officer:** Andrew Dobson

**Telephone:** 01524 582303

**E-mail:** adobson@lancaster.gov.uk

**Ref:** ASD/ DH