

CABINET

Referral of Call-In: Heysham Gateway 17th January 2017

Report of the Overview and Scrutiny Committee

PURPOSE OF REPORT					
To advise Cabinet of the outcome of the call-in of the Cabinet decision in relation to the Heysham Gateway (Cabinet Minute 38) and to request Cabinet to consider the recommendations of the Overview and Scrutiny Committee.					
Key Decision	<input type="checkbox"/>	Non-Key Decision	<input type="checkbox"/>	Referral from Overview and Scrutiny	<input checked="" type="checkbox"/>
Date Included in Forthcoming Key Decision Notice				N/A.	
This report is public.					

RECOMMENDATION OF THE OVERVIEW AND SCRUTINY COMMITTEE

That the Overview and Scrutiny Committee asks Cabinet to note:

- (1) Our belief that understanding of Cabinet's decisions in relation to property development and disposal will be enhanced and the need for calling-in decisions will be reduced if additional information is shared with Overview and Scrutiny Members.

Therefore, when Cabinet is asked to approve the disposal of each parcel of land on Heysham Gateway, such additional information should include presentation of the development appraisals for purchasers.

- (2) Our interpretation of the reference in resolution 3 to "the principles at section 4.11 of the report" is that this is equivalent to "a decision in principle" and that it is therefore not a mandatory decision to follow the section to the letter in every case.

This interpretation is based on information – not spelled out in the original report to Cabinet but - provided to Overview and Scrutiny Members during a site visit to the Heysham Gateway on 3rd January 2017.

- (i) That key larger plots will be sold on long leasehold (rather than as freeholds) to allow both local authorities to retain sufficient control over the site to maintain over a long period the environmental and other standards expected in a quality industrial park.
- (ii) That in line with option B3, smaller plots will be disposed of in ways that will accommodate the differing needs of smaller and

start-up businesses that may require 25 year leases or licences to occupy developed sites for short periods subject to costs of remediation of the land not inhibiting such development.

(iii) That Cabinet will receive an accurate acreage of its landholding in the area, both total and developable.

(3) That opportunities may arise for sharing of heating or power supplies within an integrated business/industrial park and that nothing in Cabinet's December 2016 decision would prevent the City Council from developing units within the Heysham Gateway for short term occupational lease should it decide to emphasise obtaining future revenue from the site, rather than using its landholdings to generate capital receipts as is the current focus of the County Council.

1.0 Introduction

1.1 At its meeting on 4th January 2017 the Overview and Scrutiny Committee considered the call-in of the Cabinet decision on the Heysham Gateway (Cabinet Minute 38). The original report and appendices are attached for information, and Cabinet had agreed:-

(1) That the development principles for Heysham Gateway (in line with Option A2 and as set out in paragraph 3.6 of the report) be approved as the main guide for future Council decisions affecting the area.

(2) That Officers be authorised to incorporate the agreed principles into a joint marketing prospectus for Heysham Gateway and to work with the other main stakeholders in promoting the area for high quality sustainable regeneration.

(3) That approval be given to dispose of City Council land at Heysham Gateway (in line with option B2 and the principles at section 4.11 of the report) using the preliminary ground and ecology survey work to assess value and in support of this:

a. the City Council land shown edged in red on the plan attached to the report (Appendix A) be declared surplus to requirements;

b. Cabinet authorises Officers to negotiate with interested parties and report back to Cabinet with the results of the negotiations on any parcel of relevant land owned by the City Council to obtain final approval for any disposal.

1.2 The call-in was requested by Councillors Caroline Jackson and Phillippa Williamson from the Overview and Scrutiny Committee and Councillors Roger Mace, Tim Hamilton-Cox and Dave Brookes.

1.3 Councillor Janice Hanson (Cabinet Member with responsibility for Economic Regeneration and Planning) and Councillor James Leyshon (Cabinet Member with responsibility for Property Services) attended the meeting to outline the reasons for the decision, supported by the Chief Officers (Regeneration and Planning) and (Resources).

2.0 Proposal Details

2.1 Having reviewed Cabinet's resolution, the Committee was of the view that it would like Cabinet to note several points, set out in the recommendations of this report.

3.0 Conclusion

3.1 The recommendation of the Overview and Scrutiny Committee would allow Cabinet to note several points raised by the Committee at the call-in meeting.

RELATIONSHIP TO POLICY FRAMEWORK Comments as per original report.	
CONCLUSION OF IMPACT ASSESSMENT (including Health and Safety, Equality and Diversity, Human Rights, Community Safety, Sustainability and Rural Proofing) Comments as per original report.	
LEGAL IMPLICATIONS Comments as per original report.	
FINANCIAL IMPLICATIONS Comments as per original report.	
OTHER RESOURCE IMPLICATIONS Comments as per original report.	
SECTION 151 OFFICER'S COMMENTS Comments as per original report.	
MONITORING OFFICER'S COMMENTS Comments as per original report.	
BACKGROUND PAPERS As per original report.	Contact Officer: Jenny Kay Telephone: 01524 582065 E-mail: jkay@lancaster.gov.uk