

CABINET

WEDNESDAY, 6 NOVEMBER 2019

DECISIONS

Set out below is a summary of the decisions taken at the meeting of the Cabinet held on Wednesday, 6 November 2019. Decisions made by the Cabinet will be subject to call-in. Recommendations made to the Council are not subject to call-in. The wording used does not necessarily reflect the actual wording that will appear in the minutes.

If you have any queries about any matters referred to in this decision sheet please contact Ian Senior.

1. GREATER CAMBRIDGE LOCAL PLAN ISSUES AND OPTIONS

Cabinet

- a. Noted the Lessons Learned and Good Practice review (Appendix A);
- b. Noted the Statement of Consultation – Report on Local Plan Workshops (Appendix B – chapters 2-5);
- c. Noted the feedback from the Joint Local Plan Advisory Group (Appendix I);
- d. Approved the Local Plan Issues & Options report text (at Appendix E), supporting documents (at Appendices F, G and H) and consultation process (at Section VIII and Appendix B, chapter 6);
- e. Delegated authority to the Lead Cabinet Member for Planning, in liaison with Cambridge City Council Executive Councillor for Planning Policy and Open Spaces, and in consultation with members of the Joint Local Planning Advisory Group, to consider and agree, as is consistent with this Council's corporate objectives, any material changes to the Local Plan Issues & Options report text (at Appendix E) and supporting documents (at Appendices A, B (chapter 6), F, G and H) prior to the commencement of the consultation period, including any proposed by Cambridge City Council, and
- f. Delegated authority to the Joint Director of Planning and Economic Development, in liaison with the Lead Cabinet Member for Planning and Cambridge City Council Executive Councillor for Planning Policy and Open Spaces, and in consultation with members of the Joint Local Planning Advisory Group, to make editorial changes to the Local Plan Issues & Options report text (at Appendix E) and supporting documents (at Appendices A, B (chapter 6), F, G and H) prior to the commencement of the consultation period (to comprise minor amendments and factual updates and clarifications).
- g. Delegates authority to the Joint Director of Planning and Economic Development, in liaison with the Lead Cabinet Member for Planning and Cambridge City Council Executive Councillor for Planning Policy and Open Spaces, to update the Local Development Scheme to reflect the amended consultation period.

Options Considered: Members may decide to:

- Agree to issue the Local Plan Issues & Options documents for consultation as proposed, without making any further amendments;

- Agree to issue the Local Plan Issues & Options documents for consultation, making any further amendments; or
- Not agree to issue the Local Plan Issues & Options documents.

Reason For Decision: Cambridge City Council and South Cambridgeshire District Council are committed to preparing a joint Greater Cambridge Local Plan. The Issues & Options consultation is part of the first stage towards preparing the new Local Plan, but is not the actual plan.

The Joint Local Planning Advisory Group (JLPAG) considered these papers on 1 October, and identified recommendations, addressed at sections II, VI and VIII. South Cambridgeshire's Scrutiny & Overview Committee in turn, considered these papers in the light of the JLPAG recommendations on 17 October. Cabinet is asked to consider these papers in the light of recommendations from both JLPAG and South Cambridgeshire Scrutiny & Overview Committee.

2. GENERAL FUND CAPITAL PROGRAMME UPDATE AND NEW BIDS

Cabinet

- (a) Acknowledged the performance achieved in relation to the Capital Programme Schemes substantially completed in 2018/2019, summarised at Appendix A in the report;
- (b) Considered the capital programme bids for new projects outlined in the report at Appendix B and approved the new capital schemes;
- (c) Recommended to Full Council that additional funding of £545,000 be allocated from the Renewables Reserve to complete the footpath lighting upgrades given the environmental benefits, and that a full report be submitted to Cabinet for approval that outlines the programme of work, timescales, costs and payback period;
- (d) Recommended to Full Council that funding of £1,300,000 be allocated from the Renewables Reserve for a range of energy efficiency and green energy measures at South Cambridgeshire Hall, and that a full report be submitted to Cabinet for approval that outlines the range of modifications and enhancements proposed, costs and payback period;
- (e) Supported, if resources permit, the establishment of a Renewal and Repairs Fund for vehicles, plant and equipment, as part of the 2020/2021 revenue determination process; and
- (f) Recommended to Full Council the revised General Fund capital programme for the period 2019/2020 to 2024/2025, at Appendix C, to reflect the new scheme bids, amendments to the programme and the reprofiling of expenditure identified in the report.

Options Considered: The option exists of not approving new capital funding bids

Reason For Decision: To enable the Cabinet to consider the outturn performance of the Council's Capital Programme in 2018/2019, new capital project bids for 2020/2021 and the updated capital programme incorporating new items and reprofiling of expenditure.

3. 2019-20 REVENUE AND CAPITAL BUDGET MONITORING REPORT

Cabinet

- (a) Acknowledged the 2019-2020 revenue budget position as at 30 September 2019 against the approved revenue budget shown in Appendices A, B(1) and B(2) to the report, the major variances with reasons for these variances and the action being taken to address the underlying issues; and
- (b) Acknowledged the position as at 30 September 2019 in respect of the Capital Programme for 2019-2020 and the variances as shown in Appendices C(1) and C(2).

Options Considered: None specified

Reason For Decision:

To advise the Cabinet of the latest monitoring information in respect of the 2019/2020 revenue and capital budgets, for the period to 30 September 2019, and emerging budget issues that impact on the Council's Medium Term Financial Strategy.

4. PUBLIC SPACE PROTECTION ORDER - PROPOSED GATING OF SETCHEL DROVE, COTTENHAM

Cabinet agreed

- (a) A three-step "education, enforcement & engineering" approach to reducing incidences of illegal fly-tipping of waste at Setchel Drove, Cottenham;
- (b) That, as part of that approach, some combination of a Public Space Protection Order (PSPO) to restrict access to Setchel Drove, Cottenham and surveillance of Setchel Drove and the surrounding areas be justified to reduce the incidence of illegal fly-tipping of waste, and increase the likelihood of successful prosecution when incidents do occur;
- (c) That the task of liaising with local interested parties be delegated to the Director of Housing, Health and Environmental Services in consultation with the Lead Cabinet Member for Environmental Services and Licensing and the local Ward Members to determine the optimal combination and location of physical barriers and surveillance equipment to achieve the desired results; and
- (d) the Public Space Protection Order and the effectiveness of the solution be reviewed after two years of operation.

Options Considered: To agree the proposal for a PSPO and approve installation of a physical barrier, thereby restricting vehicular access to Setchel Drove alongside further enforcement and education activities; or

To refuse implementation of the proposed PSPO and instead focus on targeted surveillance methods to gather evidence against perpetrators of fly tipping and education activities.

Any other combination and timing of appropriate education, enforcement and "engineering" actions.

Reason For Decision: Cabinet has powers under The Anti-Social Behaviour Crime & Policing Act 2014 to enact a PSPO. Full consultation with local residents, land-owners and statutory consultees has shown significant support for the introduction of barriers to reduce access to the Drove to reduce fly-tipping. Additionally, discussions at South Cambridgeshire DC Scrutiny & Overview Committee recognised that restricting access to the Drove via a PSPO alone will not reduce and prevent future illegal fly-tips and supported increased covert surveillance of the Drove as part of a blended “education, enforcement, and engineering” approach to tackling illegal fly-tipping at this location.

5. **POTENTIAL PROPERTY ACQUISITION DECISION - CAMBRIDGE SCIENCE PARK**

Cabinet recommended to Full Council:

- (a) The investment of up to the sum referred to in the confidential report from the Interim Director of Finance, comprising property acquisition costs and refurbishment and letting costs in accordance with the approved Investment Strategy to acquire the property at Cambridge Science Park and to refurbish the building as a multi-let office investment;
- (b) The re-profiling of the Investment Strategy capital allocations to bring forward sufficient funds to enable the property at (a) above to be acquired in 2019-2020 and refurbishment to be commenced thereafter;
- (c) The use of the General Reserve, if required, for the potential revenue cost impacts of the acquisition prior to the realisation and inclusion of the net additional income from the portfolio investment (after allowing for borrowing costs and property portfolio management costs), in the revenue budget.

Options Considered: The options are:

- (a) To approve (subject to satisfactory due diligence) the acquisition of the property and refurbishment and letting costs in the site, or to advise the owners that the Council does not wish to proceed with this investment opportunity.
- (b) To approve the re-profiling of the Investment Strategy Capital Programme to enable the investment, or to delay the investment to the 2020-2021 financial year. In reality the opportunity would, in this case, be lost as there are other interested parties that have expressed an interest and submitted bids.
- (c) The delivery of the Investment Strategy is a key priority of the Council and has the potential to achieve significant redevelopment and regeneration opportunities and to deliver positive financial returns for the Council that will help support and underpin the continued delivery of priority services. Given that the acquisition is in line with the ambitions of the Investment Strategy and approved Business Plan 2019-2024, it is considered that the Council should seriously consider this opportunity.

Reason For Decision: The property at Cambridge Science Park is a rare prime office investment opportunity. Full Council approval is required to re-profile capital allocations to enable the property to be acquired and refurbishment to be commenced in the 2019-2020 financial year. The additional income from the investment portfolio, after allowing for the resource cost to support the management of the property portfolio, will contribute to the Council’s financial targets.

6. POTENTIAL PROPERTY ACQUISITION DECISION - COLMWORTH TRADING ESTATE, ST. NEOTS

Cabinet

- (a) approved the investment and purchaser's costs outlined in the confidential report from the Interim Director of Finance;
- (b) agreed that the acquisition of the property at Colmworth Trading Estate, St. Neots should be funded by the approved capital programme and be used as a multi-let trade counter investment in accordance with the approved Investment Strategy.

Other Options Considered: The options are either to (i) approve (subject to satisfactory due diligence) the acquisition of the property for the sum specified in the confidential report or (ii) to advise the owners that the Council does not wish to proceed with this investment opportunity. The delivery of the Investment Strategy is a key priority of the Council and has the potential to achieve significant redevelopment and regeneration opportunities and to deliver positive financial returns for the Council that will help support and underpin the continued delivery of priority services. Given that the acquisition is in line with the ambitions of the Investment Strategy and approved Business Plan 2019-2024, it is considered that the Council should seriously consider this opportunity.

Reason For Decision: Colmworth Trading Estate is in a good (secondary prime) location to the south west of St. Neots, close to the junction of the A1 and A428. A number of complimentary business uses surround the site, making it an attractive location for the current tenants.

To recognise that the additional income from the investment portfolio, after allowing for the resource cost to support the management of the property portfolio, will contribute to the financial targets of the Council.