

Publication Date 20 March 2020

CHILTERN DISTRICT COUNCIL

MINUTES of the CABINET held on 3 MARCH 2020

PRESENT Councillors I Darby - Leader
M Stannard - Deputy Leader
C Jones
P Martin
J Rush
E Walsh
F Wilson

ALSO IN ATTENDANCE: Councillors P Jones and C Wertheim

61 MINUTES

The minutes of the Cabinet meetings held on 10 December 2019, 7 January and 18 February 2020 were approved and signed by the Chairman as a correct record.

62 DECLARATIONS OF INTEREST

Councillor J Rush declared a personal interest in item 8 due to his role as Director of the Chalfont St Peter Community Centre. Councillor I Darby declared a personal interest in item 8 due to her role as a Chalfont St Peter Parish Councillor. Whilst not a member of Cabinet, Councillor J Wertheim, who was in attendance declared a personal interest in item 8 due to his role as a director of the Chalfont St Peter Community Association.

63 CURRENT ISSUES

(i) Councillor I Darby -

Councillor I Darby advised members and residents to keep up to date with the latest NHS advice on the coronavirus outbreak and remain mindful of the risks this posed to vulnerable people.

(ii) Councillor M Stannard -

Councillor M Stannard reported that the contracts for the construction of the new Chiltern Leisure Centre had been signed along with the new leisure operator contracts. Councillor Stannard was pleased to announce that work was ahead of schedule despite the recent inclement weather. The newly appointed leisure operator would be taking over the operation of the three existing leisure centres from 1 April 2020, and had exciting projects lined up for the refurbishment of the existing centres at Chesham and Chalfont St Peter. Thanks were given to all who had contributed to the project which would result in three excellent facilities for residents. The Leader added thanks to the Deputy Leader for his time and commitment in progressing the project despite the numerous challenges along the way.

(iii) Councillor C Jones –

Councillor C Jones reported that through the dedication of the waste team, missed collections performance targets had significantly improved and the latest figures were that 99.4% of waste collections had been made which exceeded current contract performance. Cabinet recorded its thanks to officers in the waste team. Those residents who were registered for assisted collections would shortly receive their annual letter to confirm whether an assisted collection was still required.

(iv) Councillor P Martin -

Councillor P Martin advised that the examination hearings for the Chiltern and South Bucks Joint Local Plan would commence on 17 March 2020 and would take place at the Crowne Plaza, Gerrards Cross. Hearings would continue on 18 and 19 March with the 20 March also reserved if required. Hearings would continue on 25 and 26 March after which they would pick up again after the local elections in May.

(v) Councillor J Rush –

Councillor J Rush reported that new council tax letters would be sent to residents on 16 March 2020. The majority of residents in Chiltern would see an

increase of 2.2 to 2.4% with the main reason being the council tax equalisation process across the county linked to the formation of Buckinghamshire Council.

(vi) Councillor L Walsh -

Councillor L Walsh advised that the Chiltern Community Awards 2020 ceremony would be held on 12 March 2020 at the Kings Church in Amersham and a large number of applications had been received. These awards recognised individuals and groups for their commitment to enhancing and enriching the lives of others in the Chiltern community. The 2020 Community Cards scheme was now open with 26 primary schools taking place. This was a sticker-collecting scheme which encouraged year 6 pupils to get involved with activities, care for their community, be safe and engage with local community organisations. The winners would receive a trip to Legoland Windsor.

64 PERFORMANCE REPORT - QUARTER 3 2019/20

Cabinet received a report which outlined the annual performance of council services against pre-agreed performance indicators (PIs) and service objectives for Quarter 3 of 2019-20. Only one of the priority PIs was off target, whilst one awaited data. The PI off target was CdPED9 which related to major planning applications decision performance which whilst under target over quarter 3 was now on course to meet the target of 90% for the overall year.

As noted in the report, PI Cd HS2 which related to the number of affordable homes delivered was under target due to the lack of significant affordable housing developments in Chiltern. However, a steady supply of new affordable housing units would be secured through the Council's ongoing support for Paradigm to re-develop small scale infill sites. Further sites are in the pipeline being progressed under the Principles of Co-Operation Agreement so this target should be met over the next year.

It was further recognised that PI CdWr4 which related to missed assisted waste collections had significantly improved on the last quarter.

RESOLVED

That the performance report be noted.

65 KING GEORGE V HOUSE - WRITE OFF OF OUTSTANDING AMOUNT OWED BY BUCKS LEARNING TRUST

Cabinet considered a report which detailed a sum of £34,947.53 owed to Chiltern District Council for rent and service charge from Bucks Learning Trust (BLT) entering liquidation on 28 March 2019. It was considered that there was no chance of recovering the outstanding amount as the BLT was put into liquidation with assets of £81,032.38 and debts of £887,163.42.

Although it was agreed that the write off appeared to be the only viable option for the council, Cabinet expressed its disappointment at the write off of this outstanding amount particularly as the trust was connected to another local authority.

RESOLVED

- 1. That the Council write off the outstanding debt of £34,947.53 owed by the Bucks Learning Trust.**
- 2. That the Estates Manager continue to pursue the liquidators for a small percentage payment of the outstanding debt.**

66 EXTENSION OF CURRENT LEASE - CHALFONT ST PETER COMMUNITY CENTRE

Cabinet received a report in relation to the extension of the current lease held by the Chalfont Community Association from its expiry on 24 February 2025 for a further 99 years until 24 February 2124 including an option to extend the lease for a further 15 years until 24 February 2139. The Association wish to redevelop the community centre on the site (subject to grant of planning permission) and require an extension of their current lease term.

The extension of the lease would enable access to funding streams for the construction/redevelopment of the site. The longer period would enable the tenant to discount the capital cost of the build over the period of the lease. The inclusion of the parcel of land currently in the tenancy of Chalfont St Peter Parish Council would provide an improved layout.

Since publication of the report a request had been received to reduce the charge of annual rent from £5500 per annum to £500 per annum. Officers believed that at this stage there was no justification to agree to the reduction

which would also require consultation with the Shadow Executive of Buckinghamshire Council.

Cabinet was in agreement that the main issue was to extend the lease and should the community association wish to attempt to negotiate the rent it could enter into negotiations with the new authority post April 2020.

Councillor J Rush emphasised that the community centre provided a valuable service and amenity to the community which he would continue to support.

Comments were welcomed from non-cabinet members. Councillor J Wertheim explained that the request for reduced rent was made due to the rental amount in comparison to the community associations annual turnover, which was approximately 5.5%. Councillor Wertheim recorded his thanks to the council's estates and legal departments for their patience and advice in producing the renewed lease.

Councillor P Jones highlighted that the car park would remain the responsibility of the Council to upkeep and questioned whether the community association could negotiate a lower rent on the basis they maintained the car park. It was noted that recommendation 3 covered a delegation for officers to approve the final terms of the lease.

RESOLVED

- 1. That Chalfont Community Association's current lease be extended from its expiry on 24 February 2025 for a further 99 years until 24 February 2124 including an option to extend the lease for a further 15 years until 24 February 2139.**
- 2. That part of the Chalfont St Peter Parish Council's demise be surrendered and this land added to the Community Association's demise.**
- 3. That the Head of Environment be authorised to approve the terms of the legal agreements required to effect the lease extension with the Community Association and the surrender with the Parish Council in consultation with the Portfolio Holder and the Director of Resources.**
- 4. That the Head of Environment be authorised to publish any open space notice disposal notices pursuant to Section 123(2A) for two**

consecutive weeks. Should any objections be received for disposal of open space, the Head of Environment be authorised to consider any objections and decide whether to proceed with the open space disposal in consultation with the Portfolio Holder and Director of Resources.

67 LEASE TO ASHLEY GREEN AND DISTRICT COMMUNITY ASSOCIATION OF THE OLD SCHOOL

Cabinet considered a report on the granting of a lease of the Old School at Ashley Green to the Ashley Green and District Community Association to be co-terminus with the lease of the adjacent Memorial Hall to the Community Association. The granting of the lease would secure the old school as a community centre and allow the association to apply for outside funding for the running and upkeep of the building.

RESOLVED

- 1. That a lease of the Old School at Ashley Green be granted to the Ashley Green and District Community Association to be co-terminus with the lease of the adjacent Memorial Hall to the Community Association.**
- 2. That the Head of Environment be authorised to agree the terms of the lease and any associated documents in consultation with the Portfolio Holder and the Director of Resources.**

68 EXTENSION OF CURRENT LEASE FOR SPORTS GROUND AT WATCHET LANE, HOLMER GREEN

Cabinet received a report which considered the extension of the current lease to Little Missenden Parish Council and the grant of a sub-lease from the Parish Council to Holmer Green Sports Association (HGSA). The buildings at the Sports Ground were constructed in the 1960's and require considerable refurbishment. The extension of the lease would enable the HGSA to attain Charitable Status and assist with grant funding applications to make extensive improvements to the facilities on site. The Sports Ground lay within the Green Belt, so there is little opportunity for re-development. Because the land is amenity open space the Council is required to advertise the grant of any lease longer than 7 years and consider any objections received.

RESOLVED

- 1. That the extension of the current lease to Little Missenden Parish Council be agreed from its current expiry in 2041 for a further 25 years and the Head of Environment be authorised to advertise the proposed extension as required under section 123 of the Local Government Act 1972.**
- 2. That the Head of Environment be authorised to consider and respond to any objections received as a result of the advertisement under section 123 and to agree the terms of the lease and any associated documents in consultation with the Portfolio Holder.**
- 3. That the grant of a sub-lease from Little Missenden Parish Council to the Holmer Green Sports Association through to 2066 be approved.**

69 MINUTES OF JOINT EXECUTIVE COMMITTEES

RESOLVED

That the following notes from Joint Executive Committees be noted:

- 1. Chiltern, South Bucks and Wycombe Joint Waste Collection Committee – 27 January 2020.**

70 EXCLUSION OF THE PUBLIC

RESOLVED –

That under section 100 (A) (4) of the Local Government Act 1972 (as amended) the public be excluded from the meeting for the following item(s) of business on the grounds that they involved the likely disclosure of exempt information as defined in Part 1 of Schedule 12A of the Act.

Paragraph 3 – Information relating to the financial or business affairs of any particular person (including the authority holding that information)

71 CABINET REPORTS FROM POLICY ADVISORY GROUPS:

RESOLVED

That the notes from the Planning and Economic Development held on 6 January 2020 be noted.

At the conclusion of the meeting, with it being the last Cabinet meeting of Chiltern District Council, the Leader expressed her thanks to the Cabinet members and officers, both present and their predecessors.

The Deputy Leader placed on record members thanks to the Leader for her leadership, which had continued to be exemplary throughout the transition process to Buckinghamshire Council.

The meeting ended at 5.03 pm