

Committee: Executive
Date: Monday 5 July 2010
Time: 6.30 pm
Venue: Bodicote House, Bodicote, Banbury, OX15 4AA

Membership

Councillor Barry Wood (Chairman)	Councillor G A Reynolds (Vice-Chairman)
Councillor Ken Atack	Councillor Norman Bolster
Councillor Colin Clarke	Councillor Michael Gibbard
Councillor James Macnamara	Councillor Nigel Morris
Councillor D M Pickford	Councillor Nicholas Turner

AGENDA

1. Apologies for Absence

2. Declarations of Interest

Members are asked to declare any interest and the nature of that interest that they may have in any of the items under consideration at this meeting.

3. Petitions and Requests to Address the Meeting

The Chairman to report on any requests to submit petitions or to address the meeting.

4. Urgent Business

The Chairman to advise whether they have agreed to any item of urgent business being admitted to the agenda.

5. **Minutes** (Pages 1 - 10)

To confirm as a correct record the Minutes of the meeting held on 7 June 2010 .

Strategy and Policy

6. **Bicester Town Centre development - compulsory purchase proposals**

(Pages 11 - 28)

6.35 pm

Report of Head of Regeneration and Estates, Head of Legal and Democratic Services and Head of Development Control and Major Developments

Summary

1. To advise the Executive of the possible need to use compulsory purchase powers to secure the necessary land and rights to complete the Bicester town centre redevelopment.
2. To seek Executive approval to the recommendation to Council to the use of compulsory purchase powers to facilitate the implementation of the redevelopment as proposed by Town Centre Retail (Bicester) Ltd in planning permission 07/00422/F, as amended in relation to the central part of the redevelopment site by planning permission 09/01687/F, to assemble the land interests required for the redevelopment, such land interests being shown for indicative purposes only edged red and, in the case of new rights, hatched red and hatched blue on the plan at Appendix One.
3. To approve the appropriation of the land edged blue on the plan at Appendix Two, being land in the Council's ownership, for planning purposes.
4. To approve the acquisition of the existing service yard to the Crown Walk shopping centre shown edged green on the plan at Appendix Three for planning purposes so that, if necessary, the powers in section 237 of the Town and Country Planning Act 1990 may be relied upon to override legal interests which might impede the implementation of the redevelopment.

Recommendations

The Executive is recommended to forward to Council for approval the following:

- (1) To confirm that Council is minded to make a compulsory purchase order in respect of:
 - (a) the land shown edged red on the plan attached at Appendix One under Section 226(1)(a) of the Town and Country Planning Act 1990 (as amended) because it thinks that the acquisition will facilitate the carrying out of the redevelopment, and the redevelopment is likely to contribute to the promotion or improvement of the economic, social and environmental well-being of Bicester and the surrounding district; and
 - (b) new rights in relation to the land shown hatched red and blue on the same plan as are required to facilitate the redevelopment under Section 13 of the Local Government Act (Miscellaneous Provisions) Act 1976.

- (2) To authorise the Head of Legal and Democratic Services to take all necessary steps as considered appropriate to secure the making of a compulsory purchase order including the publication and service of all relevant notices.
- (3) To authorise the Head of Regeneration and Estates to approve the terms for the acquisition of legal interests by agreement including for the purposes of resolving any objections to the compulsory purchase order.
- (4) To confirm the appropriation of the land edged blue on the plan attached at Appendix Two for planning purposes as described in section 226 and 246 of the Town and Country Planning Act 1990 (as amended) on the commencement of Phase 2 of the redevelopment scheme (i.e. following the initial highway and other enabling works within Phase 1) in accordance with Section 122 of the Local Government Act 1972.
- (5) To authorise the acquisition of the land edged green on the plan attached at Appendix Three for planning purposes in accordance with section 227 of the Town and Country Planning Act 1990 (as amended).

Service Delivery and Innovation

7. Horton General Hospital (Pages 29 - 36)

6.50 pm

Report of Strategic Director Environment & Community

Summary

To consider the outcome of the Better Healthcare Programme, the decisions of the Oxfordshire Primary Care Trust and Oxford Radcliffe Hospitals Trust, plus the future of the Community Partnership Forum.

Recommendations

The Executive is recommended to:

- (1) Endorse the outcome of the process in clarifying and confirming the future of paediatric, anaesthetic and obstetric services at the Horton General Hospital;
- (2) Congratulate the Oxfordshire Primary Care Trust and the Oxford Radcliffe Hospitals Trust in developing sustainable service proposals for the future;
- (3) Encourage the Oxfordshire Primary Care Trust and the Oxford Radcliffe Hospitals Trust to continue to investigate further ideas to improve services at the Horton General Hospital and the way the hospital works with the providers of healthcare;
- (4) Continue to support the work of the Community Partnership Forum during the critical implementation phase, and;
- (5) Urge the Oxfordshire Primary Care Trust and Oxford Radcliffe Hospitals Trust to build on the successful Community Partnership Forum model as a means of ongoing community engagement for local healthcare provision.

8. Brighter Futures in Banbury (Pages 37 - 46)

7.10 pm

Report of Strategic Director, Environment & Community

Summary

To consider the progress to date with the Brighter Futures in Banbury programme and proposals for future activity.

Recommendations

The Executive is recommended to:

- (1) Note the good progress made to date;
- (2) Endorse the strong leadership role being given by this Council for the Brighter Futures in Banbury programme;
- (3) Receive a further report on the implications of the funding cut to Local Area Agreement 1 Grant;
- (4) Agree that mainstream services should be aligned to those in greatest need to support the programme
- (5) Receive further reports on the outcomes achieved as appropriate.

9. Miller Road Youth Self Build Housing Scheme (Pages 47 - 58)

7.25 pm

Report of Head of Housing Services

Summary

This report explains an innovative youth self build affordable housing scheme which has received a Reward Grant from the Oxfordshire Public Services Board. It seeks approval to the commitment and allocation of those monies towards the costs of the works, a structured training programme run in tandem, and the provision of life skills coaching/mentoring, all in accordance with the funding bid. The report identifies the issues that need addressing in order to give partner agencies the confidence they need to move forward with the scheme.

Appendix 2 to this report is exempt from publication by virtue of paragraph 3 of Schedule 12A of the Local Government Act 1972.

Recommendations

The Executive is recommended to:

- (1) Note the securing of £324,000 Reward Grant funding specifically for the scheme and the receipt of the first tranche of that funding in the sum of £224,000.
- (2) Approve a Supplementary Capital Estimate of £238,936 to grant to Sanctuary Housing Association in order for them to meet the extra development costs arising from the youth self build elements of the scheme,

to be granted in two tranches, £154,936 on start on site and; subject to the receipt of the second tranche of Reward Grant, £84,000 on practical completion of the building works.

- (3) Approve a Supplementary Revenue Estimate of £40,000 to grant to Southwark Habitat for Humanity [a registered charity] for the provision and procurement of life skills coaching / mentoring, in three tranches £10,000 on conclusion of a funding agreement, £14,000 on start on site and subject to the receipt of the second tranche of Reward Grant, £16,000 on practical completion of the building works.
- (4) Approve a Supplementary Capital Estimate of £45,064 to meet the costs incurred by Southwark Habitat for Humanity [a registered charity] arising from the pre start on site and design / site feasibility costs work which has been completed to date.
- (5) Authorise the Head of Housing, in consultation with the Strategic Director Planning, Housing and Economy, the Head of Finance and the Portfolio Holder for Planning and Housing to negotiate and conclude terms for funding agreements to secure the aims and objectives in [2], [3], and [4] above.
- (6) Approve a Supplementary Capital Estimate as contained in the Exempt Annex of this report.

10. Eco Town Arrangements - Local Authority Funding Arrangements
(Pages 59 - 82)

7.35 pm

Report of Project Manager, Eco Bicester

Summary

To advise Members of the outcome of the Council's Eco Town Funding Bid. To agree the mechanism for determining, and authorisation for, the spend of the funding received.

Recommendations

The Executive is recommended to:

- (1) Note the outcome of the funding bid and approve the Governance and decision making arrangements (Eco Bicester Strategic Delivery Board) shown in place to manage allocation and use of the monies received.
- (2) Delegate to the Chief Executive in consultation with the Leader of the Council, decisions on spend of the funding, (within the framework of priorities and a budget plan set by the Eco Bicester Strategic Delivery Board).

Urgent Business

11. Urgent Business

Any other items which the Chairman has decided is urgent.

12. Exclusion of the Press and Public

The following item contains exempt information as defined in the following paragraphs of Part 1, Schedule 12A of the Local Government Act 1972.

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

Members are reminded that whilst the following item has been marked as exempt, it is for the meeting to decide whether or not to consider each of them in private or in public. In making the decision, members should balance the interests of individuals or the Council itself in having access to the information. In considering their discretion members should also be mindful of the advice of Council Officers.

Should Members decide not to make a decision in public, they are recommended to pass the following recommendation:

“That, in accordance with Section 100A(4) of Local Government Act 1972, the press and public be excluded from the meeting for the following items of business, on the grounds that they could involve the likely disclosure of exempt information as defined in paragraph 3 of Part 1, Schedule 12A of that Act.”

13. Miller Road Youth Self Build Housing Scheme - Exempt Annex 2 (Pages 83 - 84)

7.55 pm

(Meeting scheduled to close at 8.00 pm)

Information about this Agenda

Apologies for Absence

Apologies for absence should be notified to democracy@cherwell-dc.gov.uk or (01295) 221587 prior to the start of the meeting.

Declarations of Interest

Members are asked to declare interests at item 2 on the agenda or if arriving after the start of the meeting, at the start of the relevant agenda item. The definition of personal and prejudicial interests is set out in Part 5 Section A of the constitution. The Democratic Support Officer will have a copy available for inspection at all meetings.

Personal Interest: Members must declare the interest but may stay in the room, debate and vote on the issue.

Prejudicial Interest: Member must withdraw from the meeting room and should inform the Chairman accordingly.

With the exception of the some very specific circumstances, a Member with a personal interest also has a prejudicial interest if it is one which a Member of the public with knowledge of the relevant facts would reasonably regard as so significant that it is likely to prejudice the Member's judgement of the public interest.

Local Government and Finance Act 1992 – Budget Setting, Contracts & Supplementary Estimates

Members are reminded that any member who is two months in arrears with Council Tax must declare the fact and may speak but not vote on any decision which involves budget setting, extending or agreeing contracts or incurring expenditure not provided for in the agreed budget for a given year and could affect calculations on the level of Council Tax.

Queries Regarding this Agenda

Please contact James Doble, Legal and Democratic Services james.doble@cherwell-dc.gov.uk (01295) 221587

Mary Harpley
Chief Executive

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