

**MINUTES OF: THE CABINET**

**Date of Meeting: Wednesday 26<sup>th</sup> November 2014**

**Present: Councillor A Barnes (in the Chair)  
Councillors Jackson, Lamb, Marriott and Serridge**

**In Attendance: Mrs H Lockwood, Chief Executive  
Mr S Sugarman, Director of Business  
Mr P Seddon, Head of Finance  
Mr S Jackson, Head of Health, Housing and Regeneration  
Mr S Stray, Planning Manager  
Miss M Hargreaves, Committee and Member Services  
Officer**

**Also Present: Councillors Farrington, Haworth, Kempson, Sandiford,  
Shiple and D Smith.  
4 members of the public  
1 member of the press**

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**1. APOLOGIES FOR ABSENCE**

1.1 Apologies for absence had been received from Councillor MacNae.

**2. MINUTES OF PREVIOUS MEETINGS**

**Resolved:**

That the minutes of the meeting held on 22<sup>nd</sup> October 2014 be approved as a correct record.

Councillor D Smith noted that he was in attendance at the previous meeting; however, this was not reflected within the minutes.

**3. URGENT ITEMS OF BUSINESS**

3.1 There were no urgent items of business.

**4. DECLARATIONS OF INTEREST**

4.1 There were no declarations of interest.

**5. PUBLIC QUESTION TIME**

5.1 A question was asked in relation to unoccupied houses. Particularly in Bacup, when unoccupied houses were brought back in use, would these properties be off set against the Council's overall figures. The Planning Manager responded to this question.

5.2 A member of public asked about the grant money subsidised for The Whitaker and Ski Rossendale. Would the Council retain ownership of both projects and would the

Council be charging a lease for people to occupy these projects. It was clarified that the Council had owned both Ski Rossendale and The Whitaker.

- 5.3 A question was raised in relation to the CPO report. Concern was raised as the report stated there had been no contact from the majority of owners listed. The member of public was aware of one property that had been in touch with the Council and that works had commenced on the property, however they were still paying 150% council tax. Why was the property on the CPO list if the property was bringing a return of 150% the council.

The Director of Business clarified that the CPO power was a last resort in order to try to get owners to bring their properties back into use. Properties would drop off the CPO list if the Council received responses and action from owners.

## **6. REGENERATION INVESTMENT**

- 6.1 The Leader of the Council introduced the report that involved two pieces of work which were The Whitaker and Ski Rossendale. The projects had now reached a point where the Council was being asked to make an investment by the way of match funding to enable the projects to proceed.
- 6.2 By making the investment, it would allow the process to commence and if successful, in the New Year, the Council could be looking at further investment.
- 6.3 Members were invited to comment on the report and the following comments were made:-
- In relation to match funding for 'The Whitaker', it was a minor investment in relation to money that was being funded.

### **Resolved:**

1. That the positive progress and opportunities brought about through strong partnership work for these projects is noted.
2. That the financial support to the regeneration projects outline in the report is approved.
3. That all future negotiations and amendments to the project be delegated to the Director of Business in consultation with the Portfolio Holder.

### **Reason for Decision**

To enable the Council to remain focussed on regeneration.

### **Alternative Options Considered**

None

## **7. COMPULSORY PURCHASE OF LONG-TERM EMPTY PROPERTIES**

- 7.1 The Portfolio Holder for Housing and Environmental Health introduced the report which sought member approval to make compulsory purchase orders under Section 17 of the Housing Act 1985 (as amended) on the land and buildings detailed within the report.

- 7.2 It provided the Council with powers of last resort and it was noted that the Council was aware of some movement of some of the properties within the list. By approving the CPO on the list of properties, it would create substantial improvement required to areas within Rossendale.
- 7.3 The Leader of the Council noted there was the addition of 10 St James Square, Bacup and 31 Bankside Lane, Bacup which would be added to the list and that Colldale Street should read Colldale Terrace.

**Resolved:**

1. The making of compulsory purchase orders (CPOs) under Section 17 of the Housing Act 1985 (as amended) was approved for the following properties:-  
BACUP (17 Regent Street, Bacup) Compulsory Purchase Order 2015  
BACUP (10 Industrial Street, Bacup) Compulsory Purchase Order 2015  
BACUP (44 Industrial Street, Bacup) Compulsory Purchase Order 2015  
BACUP (584 Fair View, Tong Lane, Bacup) Compulsory Purchase Order 2015  
BACUP (10 Russell Street, Bacup) Compulsory Purchase Order 2015  
BACUP (32 Inkerman Street, Bacup) Compulsory Purchase Order 2015  
BACUP (10 St James Square, Bacup) Compulsory Purchase Order 2015  
BACUP LEES STREET (Lees Street, Bacup) Compulsory Purchase Order 2015  
BACUP (31 BANKSIDE LANE, BACUP) COMPULSORY PURCHASE ORDER 2015  
WHITWORTH (52 Thorburn Drive, Whitworth) Compulsory Purchase Order 2015  
WHITWORTH (207 Market Street, Whitworth) Compulsory Purchase Order 2015  
STACKSTEADS (9 Herbert Street, Stacksteads) Compulsory Purchase Order 2015  
STACKSTEADS (179, Newchurch Road, Stacksteads) Compulsory Purchase Order 2015  
STACKSTEADS (290, Newchurch Road, Stacksteads) Compulsory Purchase Order 2015  
STACKSTEADS (32, Cutler Lane, Stacksteads) Compulsory Purchase Order 2015  
STACKSTEADS (46, Cutler Lane, Stacksteads) Compulsory Purchase Order 2015  
STACKSTEADS (48, Cutler Lane, Stacksteads) Compulsory Purchase Order 2015  
STACKSTEADS (56, Cutler Lane, Stacksteads) Compulsory Purchase Order 2015  
STACKSTEADS (5, Acre Mill Road, Stacksteads) Compulsory Purchase Order 2015  
HASLINGDEN (18 Colldale Terrace, Haslingden) Compulsory Purchase Order 2015  
HASLINGDEN (18 Fields Road, Haslingden) Compulsory Purchase Order 2015  
HASLINGDEN (2a Rifle Street, Haslingden) Compulsory Purchase Order 2015  
HASLINGDEN (2b Rifle Street, Haslingden) Compulsory Purchase Order 2015  
RAWTENSTALL (9 Daisy Hill, Rawtenstall) Compulsory Purchase Order 2015  
RAWTENSTALL (7 Daisy Hill, Rawtenstall) Compulsory Purchase Order 2015

2. The Director of Business was authorised to make minor amendments, modifications or deletions to the CPO schedule of interests and map, should this be necessary and was authorised to finalise the making and submission of the CPO, including promoting the case at public inquiry if necessary.
3. Subject to confirmation by the Secretary of State, the Director of Business was authorised to secure full title to and possession of the CPO land as appropriate by:
  - Serving notice of confirmation of the CPO on all interested parties.
  - Service notice of intention to execute a General Vesting Declaration.
  - Executing the General Vesting Declaration.
4. That following acquisition, properties are offered on a 'sale for refurbishment' basis, with a proviso that the work be carried out to a specification within a stipulated time frame with a buy-back clause for the Council.

### **Reason for Decision**

To enable the Council to purchase and bring back into use long-term empty properties.

### **Alternative Options Considered:**

None

## **8. ROSENDALE COUNCIL AND NEIGHBOURHOOD FORUM GRANTS 2015/16 AND 2016/17**

- 8.1 The Leader of the Council introduced the report which sought member approval for the allocation of Rossendale Council grants and Neighbourhood Forum grants.
- 8.2 It was noted that the last sentence within the recommendation 1.1 would be removed as another report would be taken at a later date which would highlight in detail the split within each of the grants.
- 8.3 Members were invited to comment on the report and the following comments were made:-
  - The report outlined two different aspects. The Neighbourhood Forum Grants were additions within the community and benefited community involvement . Financial Inclusion made important differences and changes to vulnerable residents within the borough.
  - Could the level of support provided to the CAB be detailed and the Leader confirmed this could be included in a future report.

### **Resolved:**

1. That the Cabinet approved the allocation of £60,000 funding in each year in 2015-16 and 2016-17 for Rossendale Council grants and Neighbourhood Forum grants. .
2. That the Cabinet supported the commencement of a grants application process for the allocation of 2-year Rossendale Council grants following the principles and criteria agreed in 2014/15 – targeted funding to support financial inclusion services.

3. That all future minor amendments to the grants process to be delegated to the Director of Business in consultation with the Portfolio Holder.

**Reason for Decision**

To enable the Council to distribute grants in 2015/15 and 2016/17.

**Alternative Options Considered**

None

**9. PRE-APPLICATION CHARGING FOR MINOR AND OTHER APPLICATIONS**

- 9.1 The Portfolio Holder for Operational Services and Development Control introduced the report which outlined the revised fee charging for minor and other applications.
- 9.2 The amended costs would now be £250 plus VAT and for follow up meetings £125 plus VAT. It was noted that charging schemes from other authorities had been looked at and Rossendale's amended scheme fit in line with these.
- 9.3 It was noted that a sentence had been missed off at the end of 5.8 of the report which should read as below:

Finally, in relation to the rates set in the March 2013 paper, it is proposed that taking account of implementation experience to date on officer time involved with 'minor' proposals as defined in paragraph 5.4 and the revision referenced in the bullet point above the costs should be increased to £250 plus VAT and follow up meetings will be £125 plus VAT.

- 9.4 Members were invited to comment on the report and the following comments were made:-
  - Disappointed on the decision to charge house holders that may need additional help, such as pointing in the right direction rather than an additional charge.

**Resolved:**

1. That the revised Pre-Application Charging Policy for Minor and Other Planning Applications as set out in section 5 of the committee report is approved.
2. That the revised fee structure as set out in the committee report is approved.
3. That all future minor amendments to the policy are delegated to the Director of Business in consultation with the Portfolio Holder.

**Reason for Decision**

To ensure that the Council's protocols are consistent with the National Planning Policy Framework.

**Alternative Options Considered**

None

## **10. THE REDRESS SCHEMES FOR LETTINGS AGENCY AND PROPERTY MANAGEMENT WORK**

10.1 The Portfolio Holder for Housing and Environmental Health introduced the report which outlined a scheme which was brought in at the beginning of October, 2014 that required all letting or property management agencies to join one of the three Government approved property ombudsman redress schemes.

10.2 It was noted that if these agencies failed to do so, it would lead to a fine.

### **Resolved:**

1. That the Director of Business is given the authority to take any and all steps necessary to exercise and/or discharge the Council's functions, powers and duties under The Redress Schemes for Lettings Agency Work and Property Management Work (Requirement to Belong to a Scheme etc) (England) Order 2014.
2. That is be approved that any money received from the enforcement of the Order is used to support the Health, Housing and Regeneration budget to undertake work to improve standards within the Private Rented Sector.
3. That all future negotiations and minor amendments are delegated to the Director of Business in consultation with the Portfolio Holder.

### **Reason for Decision**

To ensure that the Council complies with the new legislation.

### **Alternative Options Considered**

None

## **11. CONFIRMATION OF SOUTH PENNINE WIND ENERGY LANDSCAPE STUDY BY JULIE MARTIN ASSOCIATES/LUC AS AN EVIDENCE BASE DOCUMENT TO BE TAKEN INTO ACCOUNT WHEN MAKING DC DECISIONS**

11.1 The Portfolio Holder for Operational Services and Development control introduced the report which requested members to adopt the South Pennines Wind Energy Study for assessing landscape impacts of Wind Energy developments and mapping system be placed on the Council website.

11.2 It was noted that the existing Julie Martin Study on Wind Turbines and the Landscape published in 2010 had grown progressively more out of date as new turbines were constructed.

11.3 The new study would be helpful in enabling the cumulative impact of future proposals and would be available on the Council's website and would be regularly updated.

11.4 Members were invited to comment on the report and the following comments were made:-

- Preference that no more turbines be built within Rossendale.

- Details of who commissioned the report and the cost of this.
- If the cost would be shared between the authorities mentioned within the report.

**Resolved:**

1. That the South Pennines Wind Energy Study be adopted as policy guidance for assessing the landscape impacts of Wind Energy developments and that the mapping system be placed on the Council website.
2. That all future minor amendments to the Guidance be delegated to the Director of Business in consultation with the Portfolio Holder.

**Reason for Decision**

To update the previous study and to ensure that the most up-to-date is available.

**Alternative Options Considered**

None

**12. BACUP THI – PUBLIC REALM CONSULTATION REPORT**

- 12.1 The Portfolio Holder for Housing and Environmental Health introduced the report which advised members of responses received from the recent public consultation
- 12.2 Following the consultation, the key themes arising were outlined within appendix 1. It was noted that the THI was currently in the early stages of design and there would be further consultation and opportunities for people to comment as the plans were further developed in 2015.
- 12.3 Members were invited to comment on the report and the following comments were made:-
  - Refresh on current situation following consultation.
  - Use of monies for regeneration within the Haslingden area.

**Resolved:**

1. That the contents of the report and Appendix are noted.
2. That all future negotiations and minor amendments be delegated to the Director of Business in consultation with the Portfolio Holder.

**Reason for Decision**

To update members on consultation carried out to date.

**Alternative Options Considered**

None

**13. FINANCIAL MONITORING 2014/15 UPDATE**

- 13.1 The Portfolio Holder for Finance and Resources introduced the report which updated Members on the current financial position of the Council.

- 13.2 It was noted that the budget setting for 2015/16 and beyond identified further reduction in resources over the medium term producing a future in-year deficit.
- 13.3 The increase in the Council Tax base for 2015/16 in relation to the new homes bonus had created income figure of £203k against a budget of £70k.
- 13.4 Members were invited to comment on the report and the following comments were made:-
- Bringing homes back into commission was not just about increase in money but it also reduced health related issues.

**Resolved:**

1. That the report is noted.

**Reason for Decision**

To continue robust monitoring of the council's finances.

**Alternative Options Considered**

None

The Leader of the Council stated that in relation to one of the properties within the CPO list, a letter had been received and that it was being looked into.

**The meeting commenced at 6.30pm and closed at 7.05pm**

\_\_\_\_\_ CHAIR \_\_\_\_\_ DATE