

**DECISIONS SHOULD NOT BE IMPLEMENTED
BEFORE MONDAY, 18TH JUNE, 2007**

CABINET
5th June, 2007

PRESENT - Councillor Williams (in the Chair); Councillors Chapman, Copeland, Dixon, Harker, D.A. Lyonette, McEwan, Thistlethwaite and Wallis.

INVITEES – Councillors Haszeldine, Jones, Mrs. Scott and Swainston.

APOLOGIES – Mr. MacConachie.

C2. WELCOME AND INTRODUCTIONS – The Chair welcomed Councillors Haszeldine, Jones, Mrs. Scott and Swainston to the meeting, in their respective capacities as Chair of Monitoring and Co-ordination, Independent Member, Leader of the Opposition and Leader of the Liberal Democrat Group. He also reported that Alasdair MacConachie was invited to attend this and future meetings of this Cabinet in his capacity of Chair of the Darlington Partnership.

C3. DECLARATION OF INTERESTS – That in respect of Minute C8(2) below, Councillor D. A. Lyonette declared a personal but non-prejudicial interest, as he had a grandchild attending one of the schools detailed in the report.

C4. TIMINGS OF MEETINGS - RESOLVED – That meetings of this Cabinet be held at 5.30 p.m. for the remainder of the Municipal Year 2007/08.

REASON – To reflect the views of Cabinet.

C5. MINUTES - Submitted - The Minutes (previously circulated) of the meetings of this Cabinet held on 17th April and 17th May, 2007.

RESOLVED - That the Minutes be confirmed.

REASON - They represent an accurate record of the meeting.

C6. MATTERS REFERRED TO CABINET – There were no matters referred back for reconsideration.

C7. ISSUES ARISING FROM SCRUTINY – There were no matters arising from Scrutiny.

C8. KEY DECISIONS – (1) Children and Young People’s Plan Review - The Cabinet Member with the Children’s Services Portfolio introduced the report of the Director of Children’s Services (previously circulated) seeking Members endorsement of the review of the Children and Young People’s Plan (also previously circulated) which was scheduled to be submitted to the Office for Standards in Education (OFSTED) by 14th June, 2007.

Members welcomed the plan, but in doing so referred to a number of areas of concern, which included whether there was a standard criteria used across all schools in respect of exclusions; school attendance; the management of 'managed' placements; and how the Council was addressing the possibility of future shortages of headteachers.

Those concerns were addressed by the Cabinet Member with the Children's Services Portfolio and the Director of Children's Services who stated that schools currently used standard DfES guidance in respect of exclusions, but that this guidance was currently being reviewed to be more 'tailored' to Darlington schools; initial figures upto Easter had shown a good improvement in attendance; the issues in respect of placements would be investigated further; and that new initiatives and new models were being developed in respect of leadership in schools, to allow schools to identify and develop potential leaders currently at their school.

RESOLVED - (a) That the draft review of the Children and Young People's Plan, as appended to the submitted report, be endorsed, and referred to Council for approval.

(b) That the Director of Children's Services and the Cabinet Member for Children's Services be given delegated authority to submit the Review to the Office for Standards in Education (OFSTED) by 14th June, 2007.

REASONS - (a) To comply with the statutory requirements of the Children and Young People's Plan (England) Regulations 2005.

(b) Strengthen the CYPP to ensure it meets the test for the next stage of reform outlined by the DfES 'no school standards without Every Child Matters and no ECM without school standards'.

(c) In respect of (b) above, owing to the tight timetable for submission to Ofsted and ongoing work, changes will need to be made to the draft Review prior to submission.

(d) To comply with the statutory requirements of the Local Authorities (Functions and Responsibilities) (England) Regulations 2000 all documents required to be included in the Council's policy framework must be submitted to Council for approval.

(2) Children's Services Capital Programme Update - The Cabinet Member with the Children's Services Portfolio introduced the report of the Director of Children's Services (previously circulated) updating Members on recent developments affecting Children's Services capital programme and seeking agreement to recommend suggested courses of action to Council.

Particular references were made to the provision of permanent facilities at the schools due to inward migration and the continuing upward trend in the birth rate; finance available to Hummersknott School and Language College to progress their building programme and provide school meal facilities at the school; and to the guidance from the DfES to provide extra places at popular schools.

In response, it was reported that the school place planning process would be reviewed. Due to the inward migration that had occurred, it was important to act quickly at this time and the places were provided in those schools where the inward migration had occurred. Negotiations were still on going in respect of Hummersknott School and it was hoped that the scheme could still be delivered for less.

RESOLVED – (a) That it be recommended to Council that:-

- (i) a contribution of £0.3m be made to the Hummersknott School and Language College targeted capital project;
- (ii) a contribution of £0.2m be made to the Carmel RC College targeted capital project; and
- (iii) investment of £0.2m in Dodmire Infant and Nursery School and Mount Pleasant Primary School to create additional primary school places.

(b) That in respect of recommendations (i) to (iii) above, funding be made available from within the existing capital programme for Children's Services as detailed in Appendix A of the submitted report.

REASONS - (a) The financial support of the Local Authority will allow Carmel RC College and Hummersknott School and Language College to direct their resources towards raising educational standards.

(b) In respect of Hummersknott School and Language College, this proposal is made now to provide the school with a guarantee of future funding support so that they can make a decision to proceed with the scheme at this stage.

(c) To provide sufficient primary school places across the Borough.

(3) Tees Valley Unlimited - Proposed Governance Arrangements – Pursuant to Minute C48/Sept/07, the Leader introduced the report of the Chief Executive and the Director of Development and Environment (previously circulated) outlining the proposed governance arrangements for the Tees Valley Unlimited and seeking endorsement to those arrangements.

The Leader reported at the meeting that should it prove necessary to delegate powers to the Board, a further report would be submitted to this Cabinet not Council.

Discussion ensued on the representation on the Board of the Tees Valley Unlimited and the future role of the Tees Valley Regeneration in the Central Park and other developments within the Borough.

RESOLVED - That the governance proposals and implementation timetable for the Tees Valley Unlimited, as detailed in the submitted report, be endorsed.

REASON - To make the most of funding and organisational opportunities to enhance the economic regeneration of Darlington and the Tees Valley.

(4) Recognition and Reward Scheme - Introduction - The Cabinet Member with the Community and Public Protection Portfolio introduced the report of the Director of Community Services (previously circulated) providing details of how a Recognition and Reward Scheme could be developed for the Council's tenants and leaseholders and explaining the benefits for providing such a scheme. A copy of the scheme was appended to the submitted report.

Particular references were made to the benefit of running the scheme for a year and on to the implications for residents of smaller estates.

RESOLVED - That the implementation of a Reward and Recognition Scheme for Darlington tenants and leaseholders, as detailed in the submitted report, be approved, subject to further more detailed consultation with key stakeholders.

REASON - As a means of improving the services provided to Council tenants and leaseholders and ensuring that fair distribution of resources between those residents who keep to their Neighbourhood and Tenancy Agreement and those who do not.

(5) Choice Based Lettings - The Cabinet Member with the Community and Public Protection Portfolio introduced the report of the Director of Community Services (previously circulated) detailing the requirement of the Government that all local authorities have Choice Based Lettings (CBL) in place by 2010. Further details of the CBL scheme were appended to the submitted report.

RESOLVED - (a) That the introduction of a Common Housing Register and a framework for a Common Allocations Policy, which allows for local letting policies within individual local authority boundaries of the Sub-Regional Choice Based Letting scheme, as detailed in the submitted report, be agreed.

(b) That budgeted funding of around £20k from the 2007/08 Housing Revenue Account to implement the ICT systems, be noted.

REASON - To enable this Council to be a partner in the Tees Valley Sub-Regional Choice Based Letting Scheme and therefore meet the requirement of the government to have introduced a CBL by 2010.

(6) Tees Valley Connect in Darlington - The Cabinet Member with the Highways and Transport Portfolio introduced the report of the Director of Development and Environment (previously circulated) requesting that consideration be given to including a list of schemes in a bid to the Department for Transport and that funding for consultation design for the Tees Valley Connect Bus Improvement Project be released, should a bid for Government funding be successful.

RESOLVED - (a) That the outline infrastructure schemes, as detailed in the submitted report, be included in the full submission to the Department for Transport.

(b) That £100,820 be released for advance design and consultation work required to progress those schemes, to be returned to corporate capital resources should external funding be subsequently made available.

REASONS - (a) To permit the submission of the full business case for Tees Valley Connect to the Department for Transport in Summer 2007.

(b) To allow a start to be made on the design and consultation work required to deliver individual schemes, subject to acceptable terms and conditions being applied to the development fund.

(7) Voluntary and Community Sector (Third Sector) in Darlington - Review - The Cabinet Member with the Resource Management Portfolio introduced the report of the Director of Community Services (previously circulated) requesting that consideration be given to the

Voluntary and Community Sector (Third Sector) Strategy and Action Plan (also previously circulated) which was produced following a review of the Voluntary and Community Sector.

Discussion ensued on the role of Scrutiny in the Strategy and the role of the Voluntary and Community Sector Manager, which was not aimed at controlling the Voluntary Sector but to assist them in increasing capacity and help them in the delivery of services.

RESOLVED - (a) That the Voluntary and Community Sector (Third Sector) Strategy, as appended to the submitted report, be approved

(b) That in principle approval be given to the establishment of the Voluntary and Community Sector Manager post.

(c) That a request be made, for initial funding for the new post, to the LAA Steering Group on the understanding that future consideration would be required for the funding of the post.

(d) That the actions of the CVS be included within the Action Plan once the CVS Board are in a position to endorse them.

(e) That the report be referred to the Resources Scrutiny Committee and they be requested to monitor the strategy.

REASON - The recommended actions are needed to continue improving the Council's approach to Voluntary and Community Sector engagement and to ensure that the strategy is fully endorsed by CVS and the sector.

C9. School Holiday and Term Dates 2008/09 - The Cabinet Member with the Children's Services Portfolio introduced the report of the Director of Children's Services (previously circulated) requesting that consideration be given to setting school holiday dates and associated professional development arrangements for the academic year 2008/09, commencing in September 2008. Two options for the school holiday and term dates for 2008/09 were appended to the submitted report

RESOLVED - That the proposed holiday and term dates and associated professional development arrangements, as set out in Appendix B of the submitted report, be approved.

REASONS - (a) To align term dates with other North East authorities and to continue to make use of full week breaks, as previously suggested by Head Teachers.

(b) To assist schools and the Local Authority in planning processes.

C10. (URGENT ITEM) TOWN CENTRE MARKETING STRATEGY - The Leader introduced the report of the Director of Development and Environment (previously circulated) seeking approval of, and funding for, a promotional plan for the Town Centre, to be implemented over the coming months to make the most of the opportunity presented by the completion of the pedestrian heart works and seeking approval, as a draft for consultation, of a longer term marketing strategy for the Town Centre (both also previously circulated).

Particular references were made to the need to promote alternative forms of transport to the car in the strategy; the launch event; and Sunday opening.

RESOLVED - (a) That the Promotional Plan, as appended to the submitted report, be approved, for immediate implementation.

(b) That £110,000 be transferred from balances to fund the Promotional Plan.

(c) That the draft Town Centre Marketing Strategy, as appended to the submitted report, be approved for consultation purposes.

(d) That the Director of Development and Environment, in consultation with the Leader of the Council, be authorised to amend the Marketing Strategy in the light of comments made at the meeting of the Town Centre Forum scheduled to be held on Tuesday, 26th June, 2007.

REASON - To make the most of the opportunity presented by the completion of the Pedestrian Heart works to attract more visitors and trade to the town centre, and so improve the economic well-being of Darlington.

C11. OUTCOME OF COMPLAINTS MADE TO OMBUDSMAN - REVIEW - Pursuant to Minute C167/Mar/07, the Leader introduced the report of the Director of Corporate Services (previously circulated) providing Members with an update of the outcome of cases which had been considered by the Local Ombudsman and indicating any points of particular attention and/or referral to the Standards Committee since the meeting of Cabinet held on 20th March, 2007.

RESOLVED - That the report be noted.

REASONS - (a) It is important that Members are aware of the outcome of complaints made to the Local Ombudsman in respect of the Council's activities.

(b) The contents of the report do not suggest that further action is required.

C13. REPRESENTATION ON OTHER BODIES 2007/08 - The Leader introduced the report of the Director of Corporate Services (previously circulated) requesting that consideration be given to this Council's representation on other bodies for the 2007/08 Municipal Year, the appointments of which were the responsibility of Cabinet.

RESOLVED - That the following be appointed (or nominated) to represent this Council on the other bodies specified for the Municipal Year 2007/08 :-

Name of Body or Organisation	Labour Group Nomination(s)	Conservative Group and Liberal Democrat Nomination(s)
Alternative Centre for Education (ACE) Advisory and Steering Group	Vice-Chair of Lifelong Learning Scrutiny Committee (Councillor A. J. Scott)	
Arts Council England North East	Cabinet Member with Leisure Services Portfolio (Councillor Chapman) and Chair of Environment Scrutiny Committee (Councillor Robson)	

Name of Body or Organisation	Labour Group Nomination(s)	Conservative Group and Liberal Democrat Nomination(s)
County Durham and Darlington Foundation Trust – Board of Governors	Councillor Thistlethwaite	
County Durham Waste Management Partnership Steering Group	Cabinet Member with Consumer and Environmental Services Portfolio (Councillor Copeland)	
Darlington and District Youth and Community Association (2002)	Councillor Baldwin	Councillor Nicholson
Darlington Borough Council – Events Panel	Leader of the Council (Councillor Williams) and Cabinet Member with Leisure Services Portfolio (Councillor Chapman)	Councillor Cartwright G.
Darlington College Corporation Board	No Vacancies	
Darlington Domestic Violence Forum	Councillor Mrs. Swift	
Darlington Partnership Board	Leader of the Council (Councillor Williams) and Cabinet Member with Regeneration and Planning Portfolio (Councillor D. A. Lyonette)	Councillor Mrs. Scott (Leader of the Opposition)
Darlington Railway Museum Trust	Cabinet Member with Leisure Services Portfolio (Councillor Chapman)	
Darlington Sure Start Partnership	Cabinet Member with Children’s Services Portfolio (Councillor McEwan) and Chair of Lifelong Learning Scrutiny Committee (Councillor Hughes)	Councillor Mrs. Scott
Disability Sport England – Northern Region	Councillor Nutt	Councillor York
Durham County Pension Fund Committee	Cabinet Member with Resource Management Portfolio (Councillor Harker) and Chair of Resources Scrutiny Committee (Councillor Haszeldine)	
Durham Tees Valley International Airport Limited	Councillor Williams (Director) with Councillor D. A. Lyonette as substitute Council Director	
Durham Tees Valley International Airport Consultative Committee	Cabinet Member with Regeneration and Planning Portfolio (Councillor D. A. Lyonette)	
Durham Valuation Tribunal	No Vacancies	

Name of Body or Organisation	Labour Group Nomination(s)	Conservative Group and Liberal Democrat Nomination(s)
Family Help Organisation	Councillors J. Lyonette and Newall	Councillor Mrs. Scott
Financial Incentives Appraisal Panel	Cabinet Member with Regeneration and Planning Portfolio (Councillor D. A. Lyonette) and Chair of Environment Scrutiny Committee (Councillor Robson)	Councillor Ruck
Firthmoor Community Centre Management Committee	Councillors Dixon and Vasey (Ward Members)	
Local Access Forum	Chair of Environment Scrutiny Committee (Councillor Robson)	
National Society for Clean Air (Northern Division)	Councillor Walker	Councillor Ruck
North East Strategic Partnership for Asylum and Refugee Support (NESPARS)	Cabinet Member with Community and Public Protection Portfolio (Councillor Dixon) (Councillor Hughes as named substitute)	
North East Contracting Consortium for Asylum Support	Councillor Thistlethwaite (Councillor Swift as named substitute)	
North East Highways Training Centre – Management Committee	Cabinet Member with Highways and Transport Portfolio (Councillor Wallis)	
Museum Libraries Archives North East		
Board	Cabinet Member with Leisure Services Portfolio (Councillor Chapman) (Appointed via the Tees Valley)	
Company	Officer appointment	
North East Purchasing Organisation (NEPO)	Cabinet Member with Resource Management Portfolio (Councillor Harker) and Chair of Resources Scrutiny Committee (Councillor Haszeldine)	Councillor Richmond
North East Regional Employers Organisation	Cabinet Member with Resource Management Portfolio (Councillor Harker), Chair of Resources Scrutiny Committee (Councillor Haszeldine) and Vice-Chair of Resources Scrutiny Committee (Councillor Walker)	
North East Sports Council	Councillor Nutt (Councillor Baldwin Observer)	

Name of Body or Organisation	Labour Group Nomination(s)	Conservative Group and Liberal Democrat Nomination(s)
	status)	
North East Trading Standards Association (NETSA)	Cabinet Member with Consumer and Environmental Services Portfolio (Councillor Copeland)	
Northern Housing Consortium	Cabinet Member with Community and Public Protection Portfolio (Councillor Dixon)	
Northern Council of Education Authorities	Cabinet Member with Children's Services Portfolio (Councillor McEwan) and Chair of Lifelong Learning Scrutiny Committee (Councillor Hughes)	Councillor Armstrong
Northumbrian Regional Flood Defence Committee	Councillor Copeland (full representative until 1st June, 2009)	
RELATE North East	Councillor Regan	Councillor Cartwright M.
Shopmobility Steering Group	Cabinet Member with Highways and Transport Portfolio (Councillor Wallis) and Cabinet Member with Regeneration and Planning Portfolio (Councillor D. A. Lyonette)	
Skerne Park Youth and Community Centre Management Committee	Councillors Hughes and J. Lyonette (Ward Members)	
Strategic Transport for Health Management Group	Cabinet Member with Highways and Transport Portfolio (Councillor Wallis) and Cabinet Member with Adult Services Portfolio (Councillor Thistlethwaite)	
The Tees Forest	Councillors Hartley and Walker	Councillor Cartwright M.
Tees Valley Environmental Protection Group	Cabinet Member with Consumer and Environmental Services Portfolio (Councillor Copeland), Vice-Chair of Public Protection and Community Partnerships Scrutiny Committee (Councillor Lister) and Councillor Maddison	
Tees Valley Joint Strategy Committee	Leader of the Council (Councillor Williams), (Deputy Leader of the Council (Councillor Dixon) as named substitute), Cabinet Member with Highways and Transport Portfolio (Councillor Wallis) (Chair of Environment Scrutiny Committee (Councillor Robson) as named substitute) and Cabinet Member with	Councillor Johnson (Councillor Richmond as named substitute) and Councillor Mrs. Scott (Councillor Coultas as named substitute)

Name of Body or Organisation	Labour Group Nomination(s)	Conservative Group and Liberal Democrat Nomination(s)
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Regeneration and Planning Portfolio
(Councillor Lyonette) (Member of
Environment Scrutiny Committee (Councillor
Hartley) as named substitute)

Tees Valley Joint Strategy Committee Rail Group	Councillors J. Lyonette and Wallis	Councillor Mrs. Scott
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Tees Valley Local Government Association	Leader of the Council (Councillor Williams) and Deputy Leader (Councillor Dixon)	
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Tees Valley Partnership	Leader of the Council (Councillor Williams)	
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Tees Valley Rivers and Fisheries Association	Member of Environment Scrutiny Committee (Councillor Jenkinson)	
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Tees Valley Unlimited

Leadership Board	Leader of the Council (Councillor Williams)	
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Planning and Economic Strategy	Cabinet Member with Regeneration and Planning Portfolio (Councillor D.A. Lyonette)	
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Transport for Tees Valley	Cabinet Member with Highways and Transport Portfolio (Councillor Wallis)	
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Housing Board	Cabinet Member with Community and Public Protection Portfolio (Councillor Dixon)	
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Tidy North Regional Consultative Committee	Cabinet Member with Consumer and Environmental Services Portfolio (Councillor Copeland)	
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C13. CONTRACTS UNDERTAKEN FOR EXTERNAL CLIENTS IN 2006/07 - The Cabinet Member with the Resource Management Portfolio introduced the report of the Director of Community Services (previously circulated) advising Cabinet of the work undertaken by Community Services for external clients during 2006/07.

RESOLVED - That the report be received.

REASON - To provide Members with a level of external trading undertaken by Community Services.

C14. CAPITAL PROGRAMME OUT-TURN 2006/07 - The Cabinet Member with the Resource Management Portfolio introduced the report of the Director of Corporate Services (previously circulated) providing information on the draft Capital Programme out-turn position as at 31st March, 2007 and seeking approval for the proposed financing of the 2006/07 capital expenditure.

RESOLVED - (a) That the 2006/07 Capital Programme out-turn, as detailed in the submitted report, be noted.

(b) That the financing of the Capital expenditure for 2006/07, as set out in paragraph 4 and Appendix 1 of the submitted report, be approved.

(c) That the additional funding used for the Housing Capital Programme and all other spending virements/variances, as detailed in Appendix 3 of the submitted report, be agreed.

REASON - To allow Members to note the progress of the 2006/07 Capital Programme and to allow the capital spend for 2006/07 to be fully financed.

C15. REVENUE OUT-TURN 2006/07 - The Cabinet Member with the Resource Management Portfolio introduced the report of the Director of Corporate Services (previously circulated) presenting the revenue out-turn for 2006/07 and to allow Members to consider results in light of the Council's medium term financial plan for the general fund and also consider the collection fund and housing revenue account out-turn.

RESOLVED - (a) That the positive revenue out-turn for 2006-07 and improved revenue balances at 31st March 2007, as detailed in the submitted report, be noted.

(b) That carry forward of departmental balances and the allocation of additional resources, as detailed in paragraph 7 of the submitted report, be approved.

REASON - In order to continue the Council's financial management arrangements and to make effective use of the Council's resources.

C16. WRITE-OFF OF IRRECOVERABLE NON-DOMESTIC RATES AND COUNCIL TAX - The Cabinet Member with the Resource Management Portfolio introduced the report of the Director of Corporate Services (previously circulated) seeking approval for the write-off of arrears and non-domestic rates and council tax which were considered to be irrecoverable.

RESOLVED - That non-domestic rate arrears of £414,102.40 and council tax arrears of £128,640.15 be written off, subject to the implementation of further action if and when future contacts are made.

REASONS - (a) It is considered all practical steps have been taken to recover the debts.

(b) To enable the Council accounts to be maintained in accordance with the Financial Procedure Rules.

C17. MEMBERSHIP CHANGES - There were no membership changes reported at the meeting.

C18. EXCLUSION OF THE PUBLIC - RESOLVED - That, pursuant to Sections 100A(4) and (5) of the Local Government Act 1972, the public be excluded from the meeting during the consideration of the ensuing items on the grounds that they involve the likely disclosure of exempt information as defined in exclusion paragraphs 1 and 3 of Part I of Schedule 12A to the Act.

C19. COMMERCIAL STREET, DARLINGTON (EXCLUSION PARAGRAPH NO. 3) -

The Cabinet Member with Regeneration and Planning Portfolio introduced the report of the Director of Development and Environment (previously circulated) requesting that consideration be given to the terms negotiated by the Council's chosen developer of Commercial Street, Cobalt Estates (Darlington) Limited, in respect of the proposed sale and leaseback arrangement between the Council and a third party for site assembly purposes, as shown on the plan appended to the submitted report.

RESOLVED - (a) That the sale and leaseback agreement, as outlined in the report, be approved.

(b) That the Director of Development and Environment, in consultation with the Cabinet Member with the Resource Management Portfolio, be authorised to conclude the negotiations in line with the terms, as detailed in the submitted report.

(c) That the Borough Solicitor be authorised to complete the sale and leaseback agreement and amend the development agreement accordingly.

REASONS - (a) To achieve development set out in the Council's Town Centre Development Strategy.

(b) To benefit the economic well-being of the Borough.

(c) To maximise a revenue stream for the Council consistent with the above objectives.

C20. MORTON PALMS BUSINESS PARK - DEVELOPMENT AGREEMENT (EXCLUSION PARAGRAPH NO. 3) -

The Cabinet Member with the Resource Management Portfolio introduced the report of the Director of Development and Environment (previously circulated) outlining a request from City and Northern Limited, the developer of the Morton Palms Business Park, to extend their current Development Agreement under which building works were taking place, as shown on the plan appended to the submitted report.

RESOLVED - (a) That in principle agreement be given to extend the Morton Palms Development Agreement, as indicated in the submitted report.

(b) That the Director of Development and Environment, in consultation with the Cabinet Member with the Resource Management Portfolio, be authorised to conclude negotiations with the developer.

(c) That the Borough Solicitor be authorised to complete the documentation accordingly.

REASONS - (a) To facilitate the opportunity of further development at Morton Palms Business Park.

(b) To obtain a financial consideration for the Council.

C21. SNIPE HOUSE FARM - PROPOSED DEVELOPMENT (EXCLUSION PARAGRAPH NO. 3) -

The Cabinet Member with the Resource Management Portfolio introduced the report of the Director of Development and Environment (previously circulated) requesting that consideration be given to a financial proposal by Miller Homes Limited, the proposed developer, as payment for the Council granting them access to facilitate the

development of Snipe House Farm and the purchase of the adjoining Council land, as shown on the plan appended to the submitted report.

RESOLVED - (a) That the offer made by Miller Homes Limited, as outlined in the submitted report, be noted.

(b) That the Director of Development and Environment be authorised to continue negotiations and, in consultation with the Cabinet Member with the Resource Management Portfolio, agree terms in the best interests of the Council.

(c) That the Borough Solicitor be authorised to conclude the legal documentation accordingly.

REASONS - (a) To facilitate the residential development of land at Snipe House Farm.

(b) To enable the social benefits secured through the planning permission to materialise.

(c) To achieve a financial consideration in the best interest of the Council.

(d) To conclude a land transaction in line with the preferred timetable of Miller Homes Limited.

C22. WIDDOWFIELD STREET AND DRURY STREET - LAND AT CORNER (EXCLUSION PARAGRAPHS NOS. 1 AND 3) - The Cabinet Member with the Resource Management Portfolio introduced the report of the Director of Development and Environment (previously circulated) outlining a request from the Darlington and District Scout Association and the Northgate Community Partnership to have a new lease on the premises, as shown on the plan appended to the submitted report, such new lease to have an extended term and provision to sub-let in order to facilitate the community use of the premises.

RESOLVED - (a) That in principle agreement be given to the proposal made by the Scout Association and Northgate Community Partnership and to reduce the rent, as outlined in the submitted report.

(b) That, subject to planning permission being obtained, the Director of Development and Environment, in consultation with the Cabinet Member with the Resource Management Portfolio, be authorised to conclude negotiations with the Scout Association for the surrender and re-grant of the current lease in line with the terms proposed in the submitted report.

(c) That the Borough Solicitor be authorised to complete the documentation accordingly.

REASONS - (a) To facilitate a broader community use of the facilities.

(b) To modernise an historic leasehold arrangement to benefit the Scout Association and the Northgate Community Partnership.

C23. SCHEDULE OF TRANSACTIONS (EXCLUSION PARAGRAPH NO. 3) - The Cabinet Member with the Resource Management Portfolio introduced the report and schedule of the Director of Development and Environment (both previously circulated) requesting that consideration be given to the schedule of transactions and seeking approval for the terms negotiated.

RESOLVED - That the schedule, as appended to the submitted report, be approved and the transactions be completed on the terms and conditions detailed therein.

REASON - The terms negotiated require approval by Council before binding itself contractually to a transaction.

**DECISIONS DATED -
FRIDAY, 8TH JUNE, 2007**