

**Land and Asset Management
Committee**

**13th December, 2017 at 4.45 pm
at the Sandwell Council House, Oldbury**

Present: Councillor Gavan (Chair);
Councillors Edis, Eling, P Hughes, Moore and
Preece.

20/17 **Declaration of Interest**

Councillor P Hughes declared an interest in Minute No. 22/17 below (Land at Kelvin Way, West Bromwich) as he was on the Board of Directors of Sandwell Land and Property Limited and took no part in the discussion.

21/17 **Exclusion of the Public**

Resolved that the public and press be excluded from the rest of the proceedings to avoid the possible disclosure of exempt information under Schedule 12A to the Local Government Act 1972, as amended by the Local Government (Access to Information) (Variation) Order 2006 relating to the financial or business affairs of any particular person (including the authority holding that information).

Key Decision

22/17

Land at Kelvin Way, West Bromwich – Sandwell Land and Property Limited (Key Decision Ref. No. SMBC01/11/2017)

Further to Minute No. 19/17 on 6th December 2017, the Committee received two options detailing proposed land allocation for the school and community open space in 4.3 Ha of Council owned land at Kelvin Way, West Bromwich.

The Council was the freehold owner of the land, which was acquired on 2nd July 1947, by the former West Bromwich Corporation and had been held for open space purposes.

The land was currently maintained by the Council's Parks and Countryside Services and although previously used for team sports, the land had not been used for such purposes within the last five years.

The site was allocated as Community Open Space in the Council's Site Allocations and Delivery Development Plan Document. The open space was assessed as low quality, low value in the Green Space Audit (2013) and the recommendation for such sites was that if their value could be enhanced, alternative uses could be sought.

The proposal for a secondary school was a departure from the adopted plan and a case would need to be made to justify and mitigate the loss of open space through the planning application process. The land would be used to develop a new 750 place secondary school which was scheduled to open in September 2019.

Through the current design stage and pre-planning application period, the Council was looking to retain a proportion of the land for continued community open space purposes.

The Committee considered two options for the proposed land allocation.

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Having considered both options, the Committee was minded to agree in principle Option 2 (Plan No. SAM/27260/017) for the proposed school and community open space development on land at Kevin Way, West Bromwich. Members requested that a further report be presented in due course confirming the following details of the proposed transfer:-

- (i) defined boundary details;
- (ii) outcome of public consultation proposing site layout;
- (iii) planning details;
- (iv) community open space development.

Resolved to recommend to Cabinet:-

- (1) that the Director – Monitoring Officer be authorised to transfer the freehold interest, for a nominal sum, to Sandwell Land and Property Limited and otherwise on terms and conditions to be agreed by the Director – Regeneration and Growth;
- (2) that subject to Resolution (1) above, the Director – Monitoring Officer be authorised to acquire a leasehold interest in the site from Sandwell Land and Property Limited at a nominal annual rent and otherwise on terms and conditions to be agreed by the Director – Regeneration and Growth;
- (3) that subject to Resolution (1) and (2) above, the Director – Monitoring Officer be authorised to following the completion of the presumption exercise for selection of a preferred sponsor for a new secondary school at Kelvin Way, West Bromwich, grant to the nominated sponsor an under-lease of part of land at Kelvin Way, West Bromwich (Plan No. SAM/27260/017) in accordance with the principles of the Council's 'Policy on Academy Conversions (2017)', including payment of a nominal annual rental and otherwise on terms on conditions to be agreed by the Director – Regeneration and Growth;
- (4) to agree in principle Plan No. SAM/27260/017 for the proposed land allocation for the secondary school and community open space in 4.3Ha of Council owned land at Kelvin Way, West Bromwich;

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- (5) that a further report be submitted to the Committee in due course detailing the following of the proposed transfer:-
- (i) defined boundary details;
 - (ii) outcome of public consultation proposing site layout;
 - (iii) planning details;
 - (iv) community open space development.

(Meeting ended at 5.12 pm)

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