

Executive – 2 February 2011

Present: Councillor Williams (Chairman)
Councillors Mrs Adkins, Cavill, Hall, Hayward, Mrs Herbert and
Mrs Lewin-Harris

Officers: Penny James (Chief Executive), Maggie Hammond (Strategic Finance Officer), Adrian Priest (Asset Holdings Manager, Southwest One), Tonya Meers (Legal and Democratic Services Manager) and Richard Bryant (Democratic Services Manager).

Also present: Councillors Mrs Allgrove, Beaven, Bishop, Bowrah, Brooks, Coles, Mrs Copley, Critchard, Denington, D Durdan, Ms Durdan, Farbahi, Mrs Floyd, Gaines, Guerrier, C Hill, Mrs Hill, Horsley, House, Miss James, R Lees, Mrs Lees, McMahon, Meikle, Mrs Messenger, Morrell, Murphy, Paul, Prior-Sankey, Mrs Stock-Williams, Stuart-Thorn, Swaine, Thorne, Watson, Mrs Waymouth, A Wedderkopp, D Wedderkopp and Mrs Wilson.
Mrs A Elder, Chairman of the Standards Committee

(The meeting commenced at 6.15 pm.)

14. Apology

Councillor Edwards

15. Minutes

The minutes of the meeting of the Executive held on 19 January 2011, copies of which had been circulated, were taken as read and were signed.

16. Declaration of Interests

Councillor Mrs Adkins declared a personal interest as an employee of Somerset County Council.

17. Executive Forward Plan

Submitted for information the Forward Plan of the Executive over the next few months.

Resolved that the Forward Plan be noted.

18. Exclusion of the Press and Public

Resolved that the press and public be excluded from the meeting for the following item because of the likelihood that exempt information would otherwise be disclosed relating to Clause 3 of Schedule 12A to the Local Government Act, 1972 and the public interest in withholding the information outweighed the public interest in disclosing the information to the public.

19. **Former Nursery Site, Mount Street, Taunton**

(Prior to the discussion of this item, the Legal and Democratic Services Manager advised those Councillors who were Members of the Planning Committee that they would be able to join the debate and vote without “fettering their discretion”, if they wished to do so. This was because the details received from bidders as to their particular development schemes were indicative only at this stage. The decision would be subject to contract and the grant of planning permission. Therefore Members simply needed to make their usual declaration that they would consider any planning application on its merits at the time of considering that application.

If and when any scheme came forward for consideration by the Planning Committee, Councillors would then be able to make the declaration that they had not previously fettered their discretion and that they now had all the necessary details before them which would enable the planning merits of the application to be fully taken into account.)

Considered report previously circulated, concerning the outcome of the marketing exercise for the former Nursery Site at Mount Street, Taunton which had recently been undertaken by Southwest One.

The marketing exercise had tested a number of disposal options, details of which had been circulated.

A total of three bids were received by the closing date of 21 January 2011 and the main details of each bid were submitted for the information of Members. All of the bidders had proposed schemes for sheltered housing on the site.

Each bid was subject to contract and conditional upon the interested party obtaining a satisfactory planning consent for its proposed development scheme. Furthermore, a sale of the site would be subject to respective board approvals and satisfactory site surveys and investigations.

Resolved that it be recommended to Full Council that:-

- (a) The sale of the part of the former Mount Street Nursery Site shown on the plan included with the report, be progressed;
- (b) Southwest One be authorised to negotiate exclusively with the bidder identified in the report with a view to finalising appropriate terms and conditions that would protect the Council’s best interests, including price, for the sale of the site, conditional upon appropriate planning permission being obtained and due regard being paid to the existing Traffic Survey information for the local area;
- (c) Once terms and conditions had been agreed, Southwest One be also Authorised to instruct solicitors to proceed to the exchange of conditional contracts accordingly; and
- (d) Should negotiations with the bidder identified in the report prove abortive, the matter be brought back to the Corporate Scrutiny Committee and the Executive for further consideration as to how the Council should next proceed.

(The meeting ended at 7.03 pm.)