

EXECUTIVE DECISION RECORD

24 JANUARY 2020

REGENERATION AND SUSTAINABLE DEVELOPMENT CABINET BOARD

Cabinet Members:

Councillors: A.Wingrave and E.V.Latham

Officers in Attendance:

S.Brennan, C.Morris, L.Beynon, N.Headon, N. Jones and Ms.C.Plowman

Scrutiny Invitees:

Councillor: R.Taylor (Scrutiny Chairperson) and S.K.Hunt

1. **APPOINTMENT OF CHAIRPERSON**

Agreed that Councillor A. Wingrave be appointed Chairperson for the meeting.

2. **NEATH PORT TALBOT LOCAL DEVELOPMENT PLAN (LDP) 2011-2026 –CONSIDERATION OF: THE DRAFT LDP REVIEW REPORT; AND THE PUBLICATION /CONSULTATION PROCEDURES TO BE IMPLEMENTED**

Decisions:

That the following be commended to Council for approval:

1. The draft LDP Review Report forming the basis for consultation, as detailed in Appendix 1 of the circulated report.
2. The publication and consultation procedures as detailed in the circulated report, be approved for implementation.

Reason for Decisions:

1. To ensure compliance with Section 69 of the Planning and Compulsory Purchase Act 2004; The Town and Country Planning (Local Development Plan) (Wales) (Amendment) Regulations 2015; and the Local Development Plan Manual Edition 2 (2015).
2. To authorise the consultation exercise to ensure that the final LDP Review Report is robust and the conclusions fully justified.

Implementation of Decisions:

The decision is for immediate implementation. The Chairperson of the scrutiny committee had agreed to this course of action. There would therefore be no call in of this decision.

3. **ASSET VALUATION**

Decisions:

1. That authority be granted for the Property and Valuation Manager, Strategic Property and Valuation Management to sign off the Council's Asset Valuation Reports;
2. That in the absence of the Property and Valuation Manager, the Principal Estates Manager, Strategic Property and Valuation Management be granted authority to sign off any Council's Asset Valuation Reports.

Reason for Decisions:

To give relevant officers of the Council the authority to sign off Asset Valuation Reports.

Implementation of Decisions:

The decisions will be implemented after the three day call in period.

4. **NEATH FOOD AND DRINK FESTIVAL 2019**

Decision:

That the report be noted.

5. **FORWARD WORK PROGRAMME 2019/2020**

Decision:

That the Forward Work Programme be noted.

6. **ACCESS TO MEETINGS**

RESOLVED: That pursuant to Regulation 4(3) and (5) of Statutory Instrument 2001 No. 2290, the public be excluded for the following items of business which involved the likely disclosure of exempt information as defined in Paragraph 14 of Part 4 of Schedule 12A to the Local Government Act 1972.

7. **HARBOURSIDE STRATEGIC EMPLOYMENT SITE PORT TALBOT - LAND AND RIGHTS IN THE OWNERSHIP OF ASSOCIATED BRITISH PORTS**

Decision:

That the terms and conditions agreed for the acquisition of the easement in perpetuity required for the Harbourside Strategic Employment Site, Port Talbot, as detailed in the private circulated report, be approved.

Reason for Decision:

To facilitate the proposed flood mitigation measures as part of the Harbourside Strategic Employment Site scheme.

Implementation of Decision:

The decision will be implemented after the three day call in period.

8. **PORT TALBOT PERIPHERAL DISTRIBUTOR ROAD PHASE 2 - PAYMENT OF COMPENSATION UNDER THE PROVISIONS OF PART 1 OF THE LAND COMPENSATION ACT 1971**

Decision:

That the payment of the compensation sums to the affected parties in relation to Port Talbot Peripheral Distributor Road Phase 2 - Payment of Compensation under the Provisions of Part 1 of the Land Compensation Act 1971, as detailed in the private circulated report, be approved.

Reason for Decision:

To pay compensation as a result of the Port Talbot Peripheral Distributor Road Phase 2 Scheme.

Implementation of Decision:

The decision will be implemented after the three day call in period.

9. **PORT TALBOT PERIPHERAL DISTRIBUTOR ROAD PHASE 2 - LAND AND RIGHTS IN THE OWNERSHIP OF ASSOCIATED BRITISH PORTS, PORT TALBOT**

Decisions:

1. That delegated authority be granted to the Head of Property and Regeneration to make an advance payment, as detailed in the private circulated report.
2. That approval be granted for the terms and conditions for acquisition set out in paragraphs (i)-(iii) of the private circulated report, be subject to any variations that might be required to be made by the Head of Property and Regeneration, in consultation with the Cabinet Member for Regeneration and Sustainable Development.
3. That delegated authority be granted to the Head of Property and Regeneration in consultation with the Cabinet Member for Regeneration and Sustainable Development, to agree the final sum to be paid, as detailed in the private circulated report.

4. That delegated authority be granted to the Head of Property and Regeneration and Head of Legal to enter into any documentation necessary to facilitate the agreed terms and conditions set out in paragraph (i)-(iii) of the private circulated report.

Reason for Decisions:

To pay compensation to the affected parties as a result of the acquisition of various land and rights largely as a result of the Port Talbot Peripheral Distributor Road Phase 2 Scheme.

Implementation of Decisions:

The decisions will be implemented after the three day call in period.

10. **LEASE RENEWAL OF THE PITCHES/STALLS WITHIN NEATH INDOOR MARKET, GREEN STREET, NEATH**

Decision:

That the Terms and Conditions for the renewal of the tenancies, as detailed in the private circulated report, be approved.

Reason for Decision:

The tenancies are required as the existing have expired.

Implementation of Decision:

The decision will be implemented after the three day call in period.

11. **PROPOSED DISPOSAL OF THE LAURELS, LEWIS ROAD, NEATH**

This item was withdrawn from the Agenda before the start of the meeting.

12. **PROPOSED DISPOSAL OF LAND AT MAIN ROAD, BANWEN, NEATH**

Decision:

That the offer to purchase the land, as detailed in the private circulated report, be approved.

Reason for Decision:

To enable the sale of a surplus property and to attain a capital receipt.

Implementation of Decision:

The decision will be implemented after the three day call in period.

13. **COMMUNITY FOCUSED - AREA WIDE AIR QUALITY MONITORING PILOT PROGRAMME**

Decisions:

That competition requirements set out in Paragraph 2 of the Contract Procedure Rules be excluded and delegated authority be granted to the Head of Property and Regeneration to:-

1. Purchase air quality monitoring sensors, as detailed in the private circulated report.
2. That the Maintenance agreement, as detailed in the private circulated report, be approved.

Reasons for Decisions:

1. To measure and understand air quality levels within the residential areas of Neath Port Talbot and consequential levels of pollution from industry, transport and energy generation.
2. To consolidate air quality monitoring and provide reliable data that can be cross referenced against other datasets, for example traffic flows, to determine correlation against other factors such as industry, localised health, respiratory occurrences etc.
3. To provide the capability of evaluating the effectiveness of air quality improvement mitigation and intervention measures.

4. To act as a pathfinder project for the Smart Low Carbon Town, demonstrating the innovative smart (real time) large scale monitoring capability helping to deliver the concept of a smart low carbon town.

Implementation of Decisions:

The decisions will be implemented after the three day call in period.

14. **FORMER BRYNSIRIOL SENIOR CITIZENS CENTRE, CYMMER, PORT TALBOT**

Decisions:

1. That delegated authority be granted to the Head of Property and Regeneration to agree the disposal of Brynsiriol Senior Citizens Centre, Cymmer, Port Talbot, as detailed in the private circulated report.
2. That delegated authority be granted to the Head of Property and Regeneration to agree that in the event that, by the end of February 2020, the tenderer with the highest price offered was unable to satisfy the Council that funds were in place to legally complete, then the Head of Property and Regeneration be able to offer the sale of the premises to the tenderer with the next highest price offered.
3. That delegated authority be granted to the Head of Property and Regeneration to agree and enter into any documentation necessary, as detailed in the private circulated report.

Reason for Decisions:

To enable the disposal of a surplus property and attain a capital receipt.

Implementation of Decisions:

The decisions will be implemented after the three day call in period.

15. **THE DISPOSAL OF PART OF THE FORMER BURROWS YARD SITE TOGETHER WITH THE REMEDIATION OF THE COUNCIL'S RETAINED LAND**

Decisions:

1. That delegated authority be granted to the Head of Property and Regeneration to accept the offer in respect of the former Burrows Yard Site, as detailed in the private circulated report.
2. That delegated authority be granted to the Head of Property and Regeneration to negotiate heads of terms for the disposal of land, as detailed in the private circulated report.
3. That delegated authority be granted to the Head of Property and Regeneration, in consultation with the Head of Legal Services to negotiate, finalise and enter into the transaction documentation necessary to implement the disposal of land, as detailed in the private circulated report.
4. Rule 2 of the Contract Procedure Rules be excluded for the remediation of the land shown coloured hatched black on the plan attached at Appendix 1 of the private circulated report, and that delegated authority be granted to the Head of Property and Regeneration to enter into an agreement, as detailed therein.

Reason for Decisions:

To enable the sale of a surplus property and attain a capital receipt.

Implementation of Decisions:

The decision will be implemented after the three day call in period.

CHAIRPERSON