

THE OVERVIEW AND SCRUTINY COMMITTEE**19 March 2012****Minute Extract**

661. **DISPOSAL OF HOUSING REVENUE ACCOUNT (HRA) LAND 110 AND 112 CROMWELL ROAD, STANMORE AND LAND TO THE REAR OF 96 – 112 CROMWELL ROAD, STANMORE AND MINUTE EXTRACT OF CABINET MEETING, HELD 14 MARCH 2012**
(Reports [CAB2305](#) and [OS37](#) refers)

The Committee noted that Cabinet had considered the Report's recommendations at its meeting held 14 March 2012, subject to The Overview and Scrutiny Committee considering the matter under its rights of call-in.

The relevant minute extract of Cabinet's debate on the Report was set out in Report OS37, in addition to the revised Appendix 3a. Due to the date of the Cabinet meeting, it was not possible to include Report OS37 and the revised Appendix onto the agenda within the statutory deadline. However, the Chairman agreed to accept them onto the agenda to take into account Cabinet's decision on the matter.

Members noted that at its meeting, Cabinet had agreed that its decisions on the Report should be referred to full Council, to enable debate by all Members. Cabinet had also agreed that Council should consider the wider issue of promoting the development of new homes on Council-owned land, in order to seek agreement on a strategic approach to possible future schemes. Cabinet had amended the recommendations in the Report accordingly.

Councillor Beckett explained that Cabinet had also agreed to amend Recommendation 1 (d) to ensure that applications with a local connection to Stanmore be afforded appropriate priority.

During his introduction to the Report, the Head of Strategic Housing explained the background to the proposals and the housing need in the area. He also explained the public consultation which had been undertaken, which included two drop-in sessions, site notices, an advert in a local newspaper and letters to approximately 80 dwellings in the surrounding area. Further public consultation would later be undertaken as part of the planning process, which was expected to culminate with the submission of an application in summer 2012.

It was noted that, subsequent to the publication of the Report and the meeting of Cabinet, the Chairman of the North Winchester Allotment Holders Society had stated that they did not intend to take back responsibility of the site as it they considered it an unsuitable site for allotments. The site was not designated as statutory allotment land.

In response to an issue raised during public participation, the Chief Executive explained that the Localism Act enabled communities to nominate properties to be put on a register of community assets and provided a process through which the community could present an alternative bid for those assets if the Council accepted the nomination for the register. Whilst this provision of the Act had not yet come into effect, he explained that the Council could still consider alternative uses of the site.

In response to questions, it was noted that the disposal of the land was subject to planning permission and that if the Registered Provider (Radian) was unable to proceed, the Council could look to developing the site itself or with another partner. The Committee also noted that the appropriate priority Cabinet agreed should be given to housing applicants with a local connection mirrored the arrangements of rural exception sites and would comply with the relevant national requirements.

The conclusion of debate, the Committee agreed that the matter not be called-in and Members supported the re-development of the land for affordable housing.

RECOMMENDED:

1. THAT THE DECISION OF CABINET ON 14 MARCH 2012 TO DISPOSE OF HOUSING REVENUE ACCOUNT (HRA) LAND 110 AND 112 CROMWELL ROAD, STANMORE AND LAND TO THE REAR OF 96-112 CROMWELL ROAD, STANMORE BE SUPPORTED.

2. THAT COUNCIL BE ADVISED THAT THE COMMITTEE DECIDED NOT TO CALL-IN THE DECISION FOR REVIEW.