

**EXECUTIVE OVERVIEW AND SCRUTINY COMMITTEE**

**HELD:** AGENDA ITEM: 6  
**4 JULY 2013**  
**Start:** 7.30pm  
**Finish:** 9.35pm

**PRESENT:** Greenall (Chairman)

Bailey	Gagen
Baldock	Kay
Bell	Moran
Blane	Oliver
Cheetham	Pendleton
Cropper	Pope
Mrs R Evans	Wilkie
Furey	

**Councillors:** Owen (Portfolio Holder Housing (Finance), Regeneration & Estates)

**Officers:** Assistant Director Housing and Regeneration (Mr R Livermore)  
Head of Leisure & Cultural Services (Mr J Nelson)  
Deputy Borough Treasurer (Mr M Kostrzewski)  
Planning Policy & Implementation Team Leader (Mr P Richards)  
Assistant Solicitor (Mr M Hynes)  
Principal Overview and Scrutiny Officer (Mrs C A Jackson)

**In attendance:** Tenant Involvement Manager (Ms T Berry)  
Tenant Representative (Landlord Services Committee Cabinet Working Group) (Ms H Scully)

**1. APOLOGIES**

Apologies for absence were submitted on behalf of Cllr Savage.

**2. MEMBERSHIP OF THE COMMITTEE**

In accordance with Council Procedure Rule 2, Members noted the termination of membership of Councillor Jones and the appointment of Councillor Bailey for this meeting only thereby giving effect to the wishes of the Political Groups.

**3. URGENT BUSINESS**

There were no items of urgent business.

**4. DECLARATIONS OF INTEREST**

Councillor Pope declared a non-pecuniary interest in item 9 (Abbey Lane Playing Fields, Transfer to Community Sports Club – Item referred by Cabinet to the Executive Overview and Scrutiny Committee) as Chairman of Ormskirk Sunday Football League.

**5. DECLARATIONS OF PARTY WHIP**

There were no declarations of a Party Whip.

**6. MINUTES**

RESOLVED: That the minutes of the meeting held on 4 April 2013 be received as a correct record and signed by the Chairman.

(Note: The Chairman varied the order in which items were considered so Call-In Item (Part II) – West Lancashire Investment Centre – Staff Relocation was dealt with next. The minute order follows that as set down on the agenda notice. As recorded at Minute 13 the press and public were excluded for this item of business)

**7. RELEVANT MINUTES OF CABINET**

Consideration was given to the minutes of the Cabinet held on 16 May and 18 June 2013 respectively.

**8. CABINET MINUTES - 16 MAY 2013**

RESOLVED: That the minutes of the Cabinet held on 16 May 2013 be noted.

**9. CABINET MINUTES - 18 JUNE 2013.**

Questions and comments were raised in respect of the following items:

Minute 19 (West Lancashire Local Plan 2012 – 2027) – Infrastructure concerns relating to the Burscough site; identification of housing land (5 year supply);

RESOLVED: That the minutes of the Cabinet held on 18 June 2013 be noted.

**10. CALL IN ITEM - TENANT INVOLVEMENT STRUCTURE**

Consideration was given to the report of the Borough Solicitor which advised that a decision of Cabinet in respect of the above item (Minute 16) had received a call in requisition signed by five members of the Committee. The report set out the reason for the call in together with a different decision put forward by the Members concerned on the requisition notice.

In the ensuing discussion Members considered the existing arrangements re. access / distribution of Minutes and scrutiny arrangements relating to the Tenant Involvement Structure, referencing the details set out in Appendix A of the report of the Assistant Director Housing and Regeneration, and the proposed arrangements / processes of the new Tenant Involvement Structure as set out in Appendix C of that report.

RESOLVED: That the Committee does not wish to ask for a different decision.

(Note: The Tenant Involvement Manager and Tenant Representative left the meeting following consideration of this item.)

**11. ABBEY LANE PLAYING FIELDS, TRANSFER TO COMMUNITY SPORTS CLUB - ITEM REFERRED BY CABINET TO EXECUTIVE OVERVIEW AND SCRUTINY COMMITTEE**

Consideration was given to the report of the Borough Solicitor that advised that the above report had been referred at the request of Cabinet to seek the views of the Committee prior to consideration on 17 September 2013.

Members raised comments and questions in relation to:

- Future proposals for the Abbey Lane Playing Fields Site (also known as the Thomas Galvin Sports Ground).
- The roles of Burscough Juniors Football Club; the Football Foundation and Liverpool FA in the proposals.
- The consultation process with other local Football Leagues.
- Drainage Problems at the site – costs related to repairs / overhaul of the drainage system.
- Proposed contents of the Community User Agreement.
- Proposals relating to multi-sports activities.
- Maximising activities (other than ball games) that could take place at the ground.
- Opportunities for external funding and other investment.
- Viability of the proposals coming forward.

The Head of Leisure and Cultural Services attended the meeting and responded to questions referencing details in the report of the Assistant Director Community Services, attached as Appendix 1. He reported that a further report containing additional details and a draft community user agreement was scheduled to receive consideration at the next meeting of Cabinet on 17 September 2013.

As a consequence of the discussion on this item it was agreed that the following comment be referred to Cabinet.

RESOLVED: That the Council goes out to consultation to those “leagues” that used (Abbey Lane Playing Fields) in the last 10 years.

**12. COMMUNITY INFRASTRUCTURE LEVY - DRAFT CHARGING SCHEDULE**

Consideration was given to the report of the Assistant Director Planning, as contained on pages 89 to 107 of the Book of Reports, that provided information in relation to the proposed Community Infrastructure Levy (CIL) rates as set out within the Draft Charging Schedule (Appendix 2) that sought the views of the Committee prior to consideration by Cabinet on 17 September 2013.

Members raised comments and questions in relation to:

- The criteria relating to Zone allocation.
- The reasons for the inclusion of Up Holland in Zone B.
- The categories (development type) and the proposed CIL rate identified.
- The practicalities of assigning a “Zone C” and “Zone D”.

- Demonstrating CIL affordability against the economic assessment viability of a development.
- Comparisons against the approached used by other exemplified LA's.
- The practical use of Section 106 monies.
- Opportunities to adjust future CIL charges.

The LDF Team Leader attended the meeting and responded to questions referencing details in the report. He explained that the report was due to receive consideration by the Planning Committee on 25 July 2013 and Cabinet on 17 September 2013.

The LDF Team Leader made an undertaking to provide a map, detailing the proposed Zone B, for inclusion with the papers for the item for 25 July 2013 Planning Committee.

As a consequence of the discussion on this item it was agreed that the following agreed comment be referred to Cabinet.

RESOLVED: That Zone B be reviewed and split into smaller zones with percentage viabilities rather than a blanket 0%, with particular reference to Up Holland.

**13. EXCLUSION OF THE PRESS AND PUBLIC**

RESOLVED: That under Section 100A(4) of the Local Government Act 1972, the public be excluded from the meeting during consideration of the following item of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraph 3 of Part 1 of Schedule 12A of that Act and as, in all the circumstances of the case, the public interest in maintaining the exemption under Schedule 12A outweighs the public interest in disclosing the information.

**14. CALL IN ITEM (PART II) - WEST LANCASHIRE INVESTMENT CENTRE - STAFF RELOCATION**

Consideration was given to the report of the Borough Solicitor which advised that a decision of Cabinet in relation to the above item (Minute 22 refers) had received a call in requisition signed by five members of the Committee. The report set out the reason for the call in, together with a different decision put forward by the five Members concerned on the requisition note.

The Portfolio Holder (Housing (Finance), Regeneration and Estates) attended the meeting and with the consent of the Chairman addressed the Committee and answered questions put to him.

RESOLVED: That the Committee does not wish to ask for a different decision.

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Chairman