

**WYRE FOREST DISTRICT COUNCIL**

**OVERVIEW & SCRUTINY COMMITTEE**

**COUNCIL CHAMBER, WYRE FOREST HOUSE, FINEPOINT WAY, KIDDERMINSTER**

**THURSDAY 1ST MARCH 2018 (6 PM)**

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**Present:**

Councillors: H E Dyke (Chairman), M Rayner (Vice-Chairman), K Henderson, N Knowles, D Little, T Onslow, S J Walker, H S Williams and S J Williams.

**Observers**

Councillors: I Hardiman, M J Hart, F M Oborski MBE, and J A Shaw.

**OS.86 Apologies for Absence**

Apologies for absence were received from Councillors: J R Desmond and R Wilson.

**OS.87 Appointment of Substitutes**

Councillor J Campion was appointed as a substitute for Councillor R Wilson.

**OS.88 Declarations of Interests by Members**

No declarations of interest were made.

**OS.89 Minutes**

**Decision: The minutes of the meeting held on 1st February 2018 be confirmed as a correct record and signed by the Chairman.**

**OS.90 Feedback from Cabinet**

**Agreed: The contents of the Cabinet decision list following consideration of the recommendations from its meeting on 7<sup>th</sup> February 2018 be noted.**

**OS.91 Work Programme**

**Agreed: The work programme be noted.**

**OS.92 Acquisition of Land in Broadwaters Ward**

The Committee received a report from the Property and Investment Manager, which gave consideration to an acquisition of land in the Broadwaters Ward.

The Corporate Director: Economic Prosperity and Place led Members through the report. He explained that authority was sought for the Council to use its compulsory

## Agenda Item No. 4

purchase powers to acquire land at Radford Avenue / Horsefair in Kidderminster, to enable the bringing forward of a development scheme at a prominent gateway position within the Horsefair. He advised that the land for which a Compulsory Purchase Order (CPO) was requested had been in private ownership for over 15 years and discussions with the landowner had been ongoing for a number of years, with no agreement reached. He emphasised that the use of a CPO was a last resort and would not be undertaken lightly.

Councillor M Hart left the meeting at this point, 6.08 PM and returned at 6.11 PM

The Corporate Director: Economic Prosperity and Place commented that the land was within the area of both the Churchfields Masterplan and the Kidderminster Central Area Action Plan. The Horsefair was an important local centre to support both the vitality of the town centre and the regeneration of Churchfields. He added that the Officers were in dialogue with local groups in the Horsefair, and the collective view was that this was an unsightly area of land that was in need of redevelopment.

A discussion ensued and in answer to a Members question regarding the widening of the road to develop a left hand lane, the Corporate Director: Economic Prosperity and Place confirmed that this was not featured as a requirement in the redesigning of the area.

### **Agreed: Recommend to Cabinet that:**

- **The Council makes a Compulsory Purchase Order ('CPO') to acquire 'The Order' land as detailed. This will be subject to:**
- **A business case being agreed to acquire 'The Order' Land and develop the wider site utilising the 'Capital Portfolio Fund'**
- **Planning permission being granted for a scheme which encompasses the land.**

### **OS.93 Press Involvement**

There were no future items of scrutiny that might require publicity.

### **OS.94 Exempt Information**

**Decision: Under Section 100A(4) of the Local Government Act, 1972 the press be excluded from the meeting during the consideration of the following items on the grounds that they involve the likely disclosure of "Exempt Information" in paragraphs 2, 6 and 7 of Part I of Schedule 12A of the Act.**

**Councillor T Onslow entered the meeting at this point (6.23 PM)**

### **OS.95 Acquisition of Land in Areley Kings and Riverside Ward.**

The Committee considered a report from the Property and Investment Manager which considered an acquisition of land in Areley Kings and Riverside Ward. The Corporate Director: Economic Prosperity and Place led Members through the report.

**Agreed: Recommend to Cabinet:**

**The proposals in points 6.1.1 to 6.1.2 of the confidential report to the Overview and Scrutiny Committee be agreed.**

There being no further business, the meeting ended at 6.48 PM