

Minutes of a meeting of the Regulatory and Appeals Committee (sitting as Trustees) held on Thursday 21 June 2018 at City Hall, Bradford

Commenced 10.25 am
Concluded 10.45 am

Present – Councillors

CONSERVATIVE	LABOUR	LIBERAL DEMOCRAT
Cooke Ellis	Amran S Hussain Warburton Watson	Griffiths

Apologies: Councillors Brown and Wainwright

Councillor Warburton in the Chair

6. DISCLOSURES OF INTEREST

In the interests of transparency, Councillors Amran, Ellis, Griffiths, Warburton and Watson disclosed that they had sat at earlier meetings of the Trustees when the issue of the Priesthorpe Annexe, Mornington Road, Bingley (Minute 9) had been considered. They undertook to approach the issue with an open mind and to consider all the relevant issues before making a decision.

ACTION: *City Solicitor*

7. INSPECTION OF REPORTS AND BACKGROUND PAPERS

There were no appeals submitted by the public to review decisions to restrict documents.

NO ACTION

8. PRIESTHORPE ANNEXE, MORNINGTON ROAD, BINGLEY

Previous references: Minutes 78 (2016/17), 29 (2017/18) and 5/4/18.

The City Solicitor presented a report (**Document “C” including Not for Publication Appendices 3 and 4**) in relation to the Priesthorpe Annexe, Mornington Road, Bingley which was held by the Council as Trustee of the former Bingley Science, Arts and Technical School.

This matter had been considered at a number of previous meetings of the Trustees, most recently on 5 April 2018, when it had been resolved:

'That the Assistant Director, Estates and Property be requested to obtain further information, to include details in relation to funding and timescales, in respect of the Expressions of Interest Options "A" and "D" as set out in Not for Publication Appendix 3 to Document "AS", and to submit a report to the June meeting of the Committee.'

The report included detail of the further information received from both interested parties, as requested by the Committee, and informed Members that the independent chartered surveyor recommended the disposal of the property to Party "D" who had submitted the highest unconditional offer.

A representative of the Town Council made the following comments:

- It was regrettable that the property was now in such a state of disrepair that demolition was the only option.
- The progress now being made was welcomed.
- It appeared that the Annexe was likely to be replaced by houses but there were no conditions proposed in respect of the type or quality of the scheme and no timeframe.
- The property was within the Leeds Liverpool Canal Conservation Area and needed to be disposed of in a responsible manner. Bingley was plagued by neglected buildings.
- Reassurance was needed that the developers were credible and would do what they had said they would do.
- There was a concern that the building would be left to continue to deteriorate.
- It was hoped that the new owners would embrace the spirit in which the building had originally been constructed.
- The investment into the town was welcomed; there was a need for a high quality and timely scheme.
- The Trustees were asked to ensure that the entire proceeds of the sale went into the Trust; all other costs should be covered by the Council. The loss in value had been due to neglect. It was important that there was transparency in the process that all the proceeds were used towards the educational benefit of the people of Bingley.
- There was a plaque that commemorated the founders of the building and it was considered that this should be included within the development.
- Bingley deserved buildings that it could be proud of and local people wished to see something done with this site which was an eyesore.

The Solicitor to the Trustees said that he agreed that the commemorative plaque was important and he suggested that the Council's Estate Service should ensure that it was recovered and used. He concurred with the suggestion that the legal and surveyors' costs should be borne by the Council and that the gross proceeds of the sale should go to the Trust and gave an undertaking to pursue this accordingly.

The Trustees made the following comments:

- The Trust had clearly been set up to support the education of the people of Bingley.
- It was regrettable that an old building would be lost but this was the best way to turn this asset to good use; it was the right thing to do.
- Once the building had been disposed of the Trustees would have no interest in the site but when a planning application was submitted in the future the Assistant Director - Planning, Transportation and Highways should take account of the location of the site within the Conservation Area and consider the re-use of the plaque.

Resolved –

- (1) **That, having sought expressions of interest, the Interim City Solicitor, in consultation with the Assistant Director – Estates and Property, be authorised to dispose of the Priesthorpe Annexe, Morningson Road, Bingley to Party “D”, this party having made the highest unconditional offer.**
- (2) **That the Interim City Solicitor (acting on behalf of the Trustees) be authorised to give a valid receipt for the proceeds of sale when the sale completes.**
- (3) **That the Interim City Solicitor notify the Trustees once the sale has completed.**
- (4) **That the Interim City Solicitor be requested to seek views from relevant parties, including the Ward Councillors and the Town Council, in respect of the use of the funds arising from the sale in accordance with the terms of the Trust, and to submit a further report to the Trustees in due course.**

***ACTION: Interim City Solicitor
Assistant Director, Estates and Property***

Chair

Note: These minutes are subject to approval as a correct record at the next meeting of the Regulatory and Appeals Committee.

THESE MINUTES HAVE BEEN PRODUCED, WHEREVER POSSIBLE, ON RECYCLED PAPER