

Selby District Council



Minutes

Executive

Venue:	Committee Room - Civic Centre, Doncaster Road, Selby, YO8 9FT
Date:	Thursday, 15 August 2019
Time:	4.00 pm
Present:	Councillors M Crane (Chair), R Musgrave (Vice-Chair), C Lunn, C Pearson and D Buckle
Also Present:	Councillors R Packham and S Shaw-Wright
Officers Present:	Janet Waggott (Chief Executive), Dave Caulfield (Director of Economic Regeneration and Place), Julie Slatter (Director of Corporate Services & Commissioning), Karen Iveson (Chief Finance Officer (s151)), Iain Brown (Economy and Infrastructure Manager) and Palbinder Mann (Democratic Services Manager)
Public:	0
Press:	0

NOTE: Only minute number 27 is subject to call-in arrangements. The deadline for call-in is 5pm on Wednesday 28 August 2019. Decisions not called in may be implemented from Thursday 29 August 2019.

24 APOLOGIES FOR ABSENCE

There were no apologies for absence.

25 DISCLOSURES OF INTEREST

There were no declarations of interest.

26 PRIVATE SESSION

It was proposed, and seconded, that the Executive sit in private session for the next item due to the nature of the business to be transacted.

RESOLVED:

That, in accordance with Section 100(A)(4) of the Local Government Act 1972, in view of the nature of business to be transacted the meeting be not open to the press and public during discussion of the following items as there will be disclosure of exempt information as described in paragraph 3 of Schedule 12(A) of the Act.

27 ACQUISITION AND DEVELOPMENT OF INDUSTRIAL UNITS - JAMES WILLIAMS HOUSE, COWIE DRIVE, OUSEGATE, SELBY, YO8 8BG

The Lead Executive Member for Communities and Economic Development presented the report which outlined a proposal to acquire a vacant industrial site adjacent to Selby Railway Station.

The Lead Executive Member for Communities and Economic Development explained that an opportunity had arisen to purchase the vacant industrial site. It was explained that the proposals were to provide additional car parking facilities on the site for users of Selby Railway Station along with cycle and pedestrian access to the site.

The Executive was informed that the site would be purchased using the Commercial Acquisitions Fund. Information was also outlined regarding the other financial implications related to the purchase. It was noted that the proposals that were already agreed to install a lift at the Railway Station were unaffected by these proposals.

The Economy and Infrastructure Manager informed the Executive that in relation to risk implications, there was a risk register for the project which was updated weekly.

The Executive was informed that the road was not adopted and that

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the responsibility for the maintenance of the road was on the owners of the three industrial units on the site.

RESOLVED:

- i) **To agree authorisation to complete the purchase and move forward with the preparation of the James Williams House site and conversion to a car park adjacent to Selby Station, utilising funding from the P4G Commercial property acquisition fund;**
- ii) **To agree to enter into a Joint Venture (JV) agreement with Trans Pennine Express (TPE) to jointly operate the car park as a going concern with an agreement to share the net revenues related to purchase, construction and ongoing operation of the car park facilities.**
- iii) **To agree to work in partnership with Network Rail, Trans Pennine Express and other delivery partners to provide a pedestrian and cycle access across the site and Network Rail land to Platforms 2 and 3.**
- iv) **To provide delegated authority to the Lead Executive Member for Communities and Economic Development in collaboration with the Director of Economic Regeneration & Place to act on the Executive's behalf due to the number of open issues and related risks that will have to be dealt with through to the point of exchange.**

REASON FOR DECISION:

The Executive is asked to approve the acquisition and development of the Cowie Drive site as detailed above with the objective to deliver three core opportunities:

- 1) The purchase of this site will generate a return on investment (ROI) that meets financial performance targets and in doing so makes a positive contribution towards the direct revenue investment returns set out within P4G*
- 2) The conversion of the site will provide additional car parking capacity plus pedestrian, cyclist and disabled access from the east side of the Station.*
- 3) The acquisition of the site has the potential to support future*

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opportunities associated with the wider agenda to support growth and regeneration in Selby and specifically for the Selby Rail Station and its immediate neighbourhood. The proposal forms part of the Transforming Cities Fund proposals for Selby Station.

The meeting closed at 4.44 pm.