

## **CABINET**

Minutes of the meeting of the Cabinet held in the Assembly Rooms, Town Hall, Ruthin on Thursday, 28th September, 2000 at 10.00 a.m.

## **PRESENT**

Councillor E.C. Edwards (Leader), I.M. German, D.M. Holder, R.W. Hughes, G.M. Kensler, D.M. Morris, E.A. Owens, A.E. Roberts, W.R. Webb, K.E. Wells and E.W. Williams.

**Observers** - Councillors J. Butterfield, P. Douglas, K.N. Hawkins, R.J.R. Jones, J.A. Smith and W.G. Thomas.

## **ALSO PRESENT**

Chief Executive, County Clerk, Financial Controller and Administration Services Manager.

### **529. URGENT MATTERS**

The Leader gave notice of the following items which in his opinion should be considered at the meeting as a matter of urgency pursuant to Section 100B(4) of the Local Government Act 1972:-

- i) Appointment of Manager - Rhyl Leisure Centre;
- ii) Appointment of Administrative Assistant, Chief Executive's Unit;
- iii) Recruitment process, and
- iv) Letting of Units C, C1 and C2 The Village, Rhyl.

### **530. ANNOUNCEMENT**

The Leader indicated that Agenda Item No. 11 (Land Adjacent to Bryn Collen School, Llangollen) had been withdrawn from consideration.

### **531. MINUTES OF THE CABINET**

The Minutes of the Cabinet held on 12th September, 2000 (previously circulated) were submitted.

Matters arising:-

- i) Fuel Shortage - Emergency Arrangements.

Councillor I. M. German, Lead Member for Human Resources, reported that she had placed an item on the Council's computerised notice board thanking staff and the Unions for all their efforts in co-ordinating the operational arrangements during the recent fuel shortage. The Leader indicated that a joint letter from himself and the Chief Executive had been sent to those staff and to those garages which had provided fuel to maintain the Council's essential services thanking them for their assistance.

***RESOLVED*** that the minutes of the Cabinet meeting held on 12th September, 2000 be approved as a correct record and signed by the Leader.

### **532. MINUTES OF THE SPECIAL CABINET**

***RESOLVED*** that the Minutes of the Special Cabinet held on 19th September, 2000 (previously circulated) be approved as a correct record and signed by the Leader.

### **533. REVENUE BUDGET 2000/2001**

Councillor E.A. Owens, Lead Cabinet Member for Finance, submitted a report (previously circulated) requesting Members to consider what action was necessary to keep the Council's Recovery Plan on

target. Councillor Owens referred to the Appendix attached to the report which analysed the pressures for 2000/2001 and gave details of the unidentified cuts; the under-achieved cuts; new pressures and any savings.

Councillor Owens reported that:-

- the financial position with the Pavilion Theatre in Rhyl had improved and she welcomed that position;
- financial changes were filtering through from the Technical Services Directorate;
- £200,000.00 had been allocated for capital contingency plans which had virtually deleted all the savings to date in the revenue budget,
- detailed discussions would take place with budget holders from Directorates to consider this year's budget pressures, new burdens and proposals for growth in service spending, together with proposals for meeting target budget reductions of both 3% and 4.5% for 2001/2002, and
- the Council would still need to achieve cuts of £700,000 before the end of this financial year to keep the Council's Recovery Plan on target.

Members took the opportunity to discuss various aspects of the budget report and Councillor Owens responded to Members' questions thereon.

**RESOLVED** that:-

- a) *the report be received and noted, and*
- b) *the Lead Cabinet Members for Education, Leisure, Environment and Personal Services consider, as a matter of urgency, the unidentified and under-achieved target budget reductions, together with the new budget pressures, with the intention of identifying necessary budget reductions and report back to the Cabinet thereon.*

#### **534. BUDGET SETTING 2001/2002**

Councillor E.A. Owens, Lead Cabinet Member for Finance, submitted a report (previously circulated) seeking Members' approval for the next stage in the budget setting process for 2001/2002. The Council's Recovery Action Plan had highlighted the need to begin the budget setting process early in September. A series of meetings would be planned between the Lead Cabinet Members for specific services, Heads of Service and Councillor Owens, together with the Financial Controller to consider in detail the budget proposals for 2001/2002. The intention would be to test the robustness and reasonableness of bids for more funding, together with the degree of achievability of proposed reductions prior to bringing the matter back to Cabinet at the end of October. Councillor Owens emphasised the need to have more information from Directorates on their proposed cuts and for them to prioritise their bids for new monies.

The Financial Controller took Members through the report and referred to the meetings to be held between Heads of Service and Cabinet Members, the main focus of which were the measures to be taken on proposed reductions. He indicated that the provisional settlement on R.S.G. would be available in early December and that the current position for Denbighshire as regards the review of S.S.A. is neutral. It was anticipated that feedback from an S.S.A. Working Group would be available shortly which would give an early indication of Denbighshire's settlement.

Councillor G.M. Kensler suggested that next year's service budgets should reflect the impact of the National Eisteddfodd to be held in Denbigh and Councillor Owens agreed to provide that information within the budget reports.

**RESOLVED** that *the next stage in the budget setting process as detailed in the report be approved .*

**535. TREASURY MANAGEMENT ACTIVITIES - ANNUAL REPORT 1999/2000**

Councillor E.A. Owens, the Lead Cabinet Member for Finance submitted a report (previously circulated) requesting Members to approve the treasury activities undertaken in 1999/2000 (annual report attached as an appendix to the report). Denbighshire's Treasury Management Policy Statement for 1999/2000 had been approved by Council on 3rd March, 1999. The terms of the Policy Statement required an annual report to be produced before 30th September of each succeeding year.

**RESOLVED** that the Treasury Management Activities - annual report 1999/2000 be approved.

**536. STATEMENT OF ACCOUNTS**

The Financial Controller submitted a report (previously circulated) seeking Members' approval to the annual Statement of Accounts and the Statutory Determinations (Statement of Accounts and Statutory Determinations reproduced as Appendices 1 and 2 to the report).

**RESOLVED** that:-

- a) the Statement of Accounts for 1999/2000 as detailed in Appendix 1 to the report be approved , and
- b) the Statutory Determinations to be made under Part 4 of the Local Government and Housing Act 1989 as detailed in Appendix 2 to the report be approved.

**537. CONFERENCES/SEMINARS - NOMINATION FOR OUTSIDE BODIES**

The Leader indicated that no matters had been submitted for consideration.

**538. RECRUITMENT**

The Leader submitted the following applications for approval:-

- i) external advertisement for a Quality Assurance Officer on a two year temporary contract in the Social Services Directorate,
- ii) external advertisement for a Manager, Rhyl Leisure Centre (this item was considered as a matter of urgency, notice having been given by the Leader), and
- iii) external advertisement for an Administrative Assistant in the Chief Executive's Unit (this item was considered as a matter of urgency, notice having been given by the Leader).

With reference to i) above, the Director of Personal Services indicated that the application had been deferred from the previous Cabinet Meeting and Councillor E.A. Owens had now been provided with the requisite information.

With reference to ii) above, Councillor R.W. Hughes indicated that internal interviews had taken place but no candidate had been deemed suitable for the post.

With reference to iii) above, the Chief Executive indicated that the post had been advertised twice internally but no candidates had come forward for interview. Councillor W.R. Webb felt that the post should be advertised on a six month temporary contract, particularly in view of the possibility of redeploying within Directorates.

**RESOLVED** that:-

- a) the application for the external advertisement for the vacant post of Quality Assurance Officer in the Social Services Directorate be approved ;
- b) the application for the external advertisement for the vacant post of Manager, Rhyl Leisure Centre be approved, and

- c) *the application for the external advertisement for an Administrative Assistant in the Chief Executive's Unit be approved on a six month temporary contract.*

**539. MEMBERS' INVOLVEMENT IN BEST VALUE**

Councillor E.W. Williams, Lead Cabinet Member for Best Value, submitted a report (previously circulated) requesting Members to accept the description of Members' involvement in Best Value by Denbighshire County Council, including the principles and procedures to be adopted by executive and non-executive wings of the Council as indicated in the three appendices attached to the report. A corporate methodology for carrying out Best Value Service Reviews had been produced in the form of a "Best Value Toolkit". The proposed process included input from scrutiny by Members and the appendices attached to the report outlined Members' involvement in Best Value. Councillor Williams emphasised that each Cabinet Member had responsibility for Best Value and would at some stage be drawn into the scrutiny process. The Scrutiny Committees would in turn review service performance and outcomes of the Best Value Reviews and would ensure that services were implementing the agreed outcomes and actions arising from the Best Value Review process.

**RESOLVED** *that Members' Involvement in Best Value as indicated in Appendices 1, 2 and 3 to the report be approved.*

**540. BEST VALUE COMPETITION STRATEGY**

Councillor E.W. Williams, Lead Cabinet Member for Best Value, submitted a report (previously circulated) seeking Members' approval of a proposed Best Value Competition Strategy (copy attached to the report). As Best Value replaced previous C.C.T. legislation the Authority was required to have a strategy in place for reviewing the competitiveness of all services and considering all options for service delivery.

**RESOLVED** *that the Best Value Competition Strategy as detailed in the appendix to the report be approved.*

**541. LAND ADJACENT TO BRYN COLLEN SCHOOL, LLANGOLLEN**

The Leader indicated that this item had been withdrawn from the Agenda .

**542. 19 BEDFORD STREET, RHYL - THE BRITISH AGENCIES FOR ADOPTION AND FOSTERING (B.A.A.F.)**

Councillor W.R. Webb, Lead Cabinet Member for the Corporate Property Portfolio, submitted a report (previously circulated) seeking approval to charge a rental at "less than best consideration". The British Agencies for Adoption and Fostering were seeking to take a lease with the Council for part of 19 Bedford Street, Rhyl (former bakery). The organisation had requested that a discounted rental be applied due to their charitable status and B.A.A.F. Cymru was funded by core grant from the National Assembly. Councillor Webb referred Members to the Council's policy on "Leasing/Renting Council Property to Non-Commercial Organisations" approved by the former Policy, Finance and Resources Committee on 24th November, 1998.

**RESOLVED** *that:-*

- a) *the application for a percentage discount be approved and it be applied in accordance with the benchmarks as set out in the Council's policy on "Leasing/Renting Council Property to Non-Commercial Organisations", and*
- b) *other terms and conditions to be agreed by the Director of Technical Services in consultation with the County Clerk.*

**543. 19 BEDFORD STREET, RHYL - SHELTER CYMRU**

Councillor W.R. Webb, Lead Cabinet Member for the Corporate Property Portfolio, submitted a report (previously circulated) seeking approval to charge a rental at "less than best consideration". Shelter Cymru were seeking to take a lease with the Council for part of 19 Bedford Street, Rhyl (former bakery).

The organisation had requested that discounted rental be applied due to their charitable status and Shelter Cymru was funded by grant income. Councillor Webb referred Members to the Council's policy on "Leasing/Renting Council Property to Non-Commercial Organisations" approved by the former Policy, Finance and Resources Committee on 24th November, 1998.

**RESOLVED** that:-

- a) *the application for a percentage discount be approved and it be applied in accordance with the benchmarks as set out in the Council's Policy on "Leasing/Renting" Council Property to Non-Commercial Organisations", and*
- b) *other terms and conditions to be agreed by the Director of Technical Services in consultation with the County Clerk.*

#### **544. EXTENSION AND THE CONSECRATION OF RHUDDLAN CEMETERY**

Councillor D.M. Morris, Lead Cabinet Member for the Environment, submitted a report (previously circulated) seeking Members' approval to the extension of an area of land within the Rhuddlan Cemetery for burials and the Consecration of part of that area for Christian Burials. Following previous consultation with the Combined Churches it was agreed by Members to consecrate part of the extension at Coed Bell Cemetery in Prestatyn for Christian Burials and a similar principle had been applied for the extension of Rhuddlan Cemetery. Councillor Morris indicated that planning permission was not required for the proposed extension.

**RESOLVED** that:-

- a) *the extension of the area of land as an enlargement of Rhuddlan Cemetery be approved and that 50% of the land within the cemetery extension be Consecrated for Christian Burials and interments of ashes, and*
- b) *the officers be authorised to make arrangements with the Combined Churches for a Consecration Ceremony to take place.*

#### **545. BUS SUBSIDY GRANT**

Councillor D.M. Morris, the Lead Cabinet Member for the Environment, submitted a report (previously circulated) seeking approval for the payment of up to £25,000 towards the provision of four new accessible buses within the Rhyl/Prestatyn Quality Partnership. The provision of those vehicles were a key element of the Quality Partnership between Denbighshire County Council and Arriva Cymru Ltd. utilising Transport Grants funds. The vehicles would facilitate access by wheelchair passengers and have a low step-free entrance which would be of particular benefit to a large proportion of the local elderly population.

**RESOLVED** that a contribution of up to £25,000 to Arriva Cymru Ltd. to introduce four new low floored easy access buses to operate between Rhyl and Prestatyn be approved.

#### **546. WALES CHARTER FOR COUNCILLORS**

Councillor D.M. Holder, Lead Cabinet Member with responsibility for Training and Development, submitted a report (previously circulated) requesting Members to consider making a commitment to the Wales Charter for Councillors and the holding of three one day workshops for Members facilitated by SYNIAD.

Councillor R.W. Hughes congratulated Councillor Holder and the officers on the excellent in-house training workshops that had recently been held and she encouraged other Members to attend the two further courses to be held in the near future.

Councillor Holder indicated that the Wales Charter for Councillors had been launched at the W.L.G.A. Conference at Llandudno and he briefly referred to the four Commitments within the Charter. The three one day workshops would cover Strategy for Member Development; Managing Committees Effectively and the Role of Scrutiny. In taking Members through the report, Councillor Holder referred to the need to

set up a separate budget to fund two of the proposed workshops which would cost approximately £1,500. Councillor Holder also referred to the Peer Review which the Cabinet had already agreed in principle to undertake which would cost approximately £15,000. The Leader suggested that the proposed workshops could be funded from the group budgets covering conferences. Councillor E.A. Owens indicated that the Peer Review funding would be the subject of a bid for next year's budget. Councillor Owens proposed that the funding for the two one day workshops (Managing Committees Effectively and the Role of Scrutiny) be met from the conference budgets held by individual Groups.

**RESOLVED** that:-

- a) *the Council be recommended to sign up to the Wales Charter for Councillors, and*
- b) *the funding of the two one day workshops referred to above be met from the conference budgets held by individual Groups.*

At this juncture (11.00 a.m.) the meeting adjourned for fifteen minutes to allow Members to partake in refreshments.

#### **547. EXCLUSION OF PRESS AND PUBLIC**

**RESOLVED** that under Section 100A(4) of the Local Government Act 1972 the press and public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraphs 1, 8 and 9 of Part 1 of Schedule 12A of the Local Government Act 1972.

#### **548. RECRUITMENT - APPOINTMENT OF CORPORATE DIRECTORS**

(This item was considered as a matter of urgency, notice having been given by the Leader).

The Chief Executive reported that satisfactory references and medicals had been received in respect of the successful candidates for the posts of Corporate Director Resources and Corporate Director Environment and a press release relating to those appointments would be issued shortly. He indicated that both candidates would serve six month probationary periods which would be monitored by himself.

The Chief Executive also reported upon the receipt of a letter from Mr. S. Wayne Roberts criticising the Council on the recruitment process for the post of Corporate Director Lifelong Learning. The shortlisting had been the subject of confidential discussions by the Cabinet and the Chief Executive expressed his grave concerns at the leaking of confidential information which could be extremely embarrassing for the three candidates shortlisted for the post. The Chief Executive referred to the recruitment process for the post which had been carried out in accordance with the recruitment policies of the Council. The County Clerk and Monitoring Officer indicated that he had been present at every stage of the recruitment process and matters had been dealt with properly.

The Leader expressed great disappointment at the leak of confidential information and the potential damage that action could have done to the recruitment process. Councillor R.W. Hughes indicated that all Members had signed up to the Local Government National Code of Conduct and the leaking of such information was in breach of that National Code. Cabinet Members condemned the tone of the letter from Mr. S. Wayne Roberts but felt that no action should be taken thereon. Members agreed that the media should be advised that the recruitment process had been carried out correctly and that a strongly worded letter should be despatched to all County Councillors bringing their attention to the requirements of the National Code of Local Government Conduct.

The Head of Personnel reported that he had personally contacted all the candidates for the post of Corporate Director Lifelong Learning and advised them that the recruitment process had been carried out correctly.

**RESOLVED** that the position be noted.

**549. ASSET MANAGEMENT**

Councillor W.R. Webb, Lead Cabinet Member for the Corporate Property Portfolio, submitted a confidential report (previously circulated) requesting Members to approve, in principle, the establishment of a budget of £70,000 per annum for the purchase of software and services for the provision of the asset management of all Council buildings, land holdings and completion of the Asset Management Plans. Councillor Webb indicated that it had been agreed with the Cabinet Member for Resources and the Financial Controller that whilst it was desirable to pursue this immediately, the first year expenditure of the budget should be delayed to 2001/2002 but with a proviso that if a significant capital receipt was achieved then that position would be reviewed immediately.

**RESOLVED** that:-

- a) *a budget line of £70,000 be agreed in principle and it be given high priority for the financial year 2001/2002 and for subsequent years , and*
- b) *the Financial Controller and the Cabinet Member for Resources be requested to review the situation later in this financial year.*

**550. LAND AT MAES DERWEN, ST ASAPH**

Councillor W.R. Webb, Lead Cabinet Member for the Corporate Property Portfolio, submitted a confidential report (previously circulated) seeking approval to dispose of open land, allocated for housing, lying between Maes Derwen and Bryn Gobaith at St. Asaph. An offer had been received from the owner of the adjoining Bronwylfa Nursery land to purchase part of the Council land to gain access to the Nursery land which had been designated for housing in the draft Unitary Development Plan. The remainder of the Council owned land at Maes Derwen could be offered for sale on the open market but the land did not have any existing planning permission thereon. Members were conscious of the need to impose stringent conditions on the proposed sale to ensure that the remainder of the site could be accessed for development.

**RESOLVED** that :-

- a) *officers be authorised to dispose of the Council owned land for access purposes at Maes Derwen, St Asaph subject to further negotiations with the purchaser to ensure that the best price possible had been obtained, and*
- b) *subject to the grant of the necessary planning permission, the remainder of the land be offered for sale on the open market.*

**551. LAND AT QUARRY BANK, BODFARI**

Councillor W.R. Webb, Lead Cabinet Member for the Corporate Property Portfolio, submitted a confidential report (previously circulated) seeking approval to dispose of land at Quarry Bank, Bodfari. The Council had received a request from an adjoining landowner to purchase a small piece of Council land (200m<sup>2</sup>) which was surplus to the Council's requirements following the building of additional Council houses as part of the Maes y Graig Estate in 1955. The prospective purchasers had confirmed that the land would not be used as a building plot or as an access to their development.

**RESOLVED** that the officers be authorised to dispose of the land at Quarry Bank, Bodfari on terms to be negotiated .

**552. GLAS DIR, RUTHIN**

Councillor W.R. Webb, Lead Cabinet Member for the Corporate Property Portfolio submitted a confidential report (previously circulated) seeking approval to indemnify the Welsh Development Agency in respect of costs incurred in carrying out research work in respect of Glas Dir, Ruthin. The W.D.A. were keen to work with the County Council in developing the Glas Dir site, as previously reported to Cabinet, and they were seeking an indemnity to cover their costs in the event of the project not proceeding.

**RESOLVED** that the Cabinet approves the request that the W.D.A. be indemnified for a maximum of £2,000 in the event of the Glas Dir project not proceeding.

**553. PROPERTY/LAND DISPOSALS**

Councillor W.R. Webb, Lead Cabinet Member for the Corporate Property Portfolio, submitted a confidential report (previously circulated) updating Members on the progress made on the disposal of land and property as instructed by Cabinet. The report identified the property/land holdings of the County Council which were currently with the Council's appointed estate agents which were in the process of being marketed.

**RESOLVED** that the report be received and noted.

**554. RUTHIN GAOL MASTER PLAN**

Councillor D.M. Morris, Lead Cabinet Member for the Environment, submitted a confidential report (previously circulated) seeking Cabinet approval to pursue outline planning permission for the Master Plan for Ruthin Gaol and surrounding areas. Cabinet had previously approved in principle the submission of proposals for the redevelopment of land adjacent to the Ruthin Gaol on the understanding that prior to seeking outline planning permission consultations were carried out. Councillor Morris reported that following consultations with local residents they had requested that a public meeting be held to discuss the plans in detail. Councillor E.W. Williams felt that he needed to see more detailed plans of the proposals before seeking outline planning permission.

The Head of Cultural Services indicated that there were a number of potential partnerships interested in the scheme and therefore felt that it was important to pursue outline planning permission for the scheme. He indicated that a full consultation exercise would be undertaken when a detailed planning application was submitted to the Council.

**RESOLVED** that outline planning permission be pursued for the redevelopment of the land along Park Road, Ruthin adjacent to the Gaol site.

**555. WEST RHYL RENEWAL AREA - HOUSING RE-GENERATION GRANT FUNDING**

Councillor D.M. Morris, Lead Cabinet Member for the Environment, submitted a confidential report (previously circulated) seeking approval to the setting up of a Members'/Officers' Group to determine the strategy for grant-aiding the repair and adaptation of buildings with particular reference to existing and proposed conservation areas and to investigate how that situation had arisen. Councillor Morris indicated that the Council had been successful in obtaining additional grant funding from the Heritage Lottery Fund for enhancement work to buildings within a designated Townscape Heritage Initiative Area, including the West Parade and part of the town centre. To draw down that funding the Authority would need to commit itself to the establishment of a conservation approach towards repairing and adapting buildings in the T.H.I. area and a problem had arisen with that approach.

In supporting the recommendation, Councillor E.A. Owens indicated that it was important that local Members were co-opted onto the Members'/Officers' Working Group.

**RESOLVED** that the establishment of a Members'/Officers' Working Group including local Members to determine the strategy for grant-aiding the repair and adaptation of buildings within the West Rhyl Renewal Area be approved.

**556. DESIGN SERVICES/JOINT VENTURE COMPANY**

Councillor D.M. Morris, Lead Cabinet Member for the Environment, submitted a confidential report (previously circulated) seeking approval to pursue a joint venture company for the in-house consultancy services, architectural, quantity surveying and engineering services. The Council's pilot partnering consultants had just completed an audit of design services. Councillor Morris briefly referred to the results of that audit. Councillor E.A. Owens and the Financial Controller emphasised the need for the Finance Directorate to have a watching brief on the development of such a company.



**RESOLVED** that a joint venture company be pursued, in principle, based on a five year partnership with a private sector consultancy with the necessary skill mix and that a further report be presented to Cabinet with a full assessment of the implications.

**557. HIGHWAY MAINTENANCE - ANNUAL TENDERS (WORKS/SUPPLY) 2001/2002**

Councillor D.M. Morris, Lead Cabinet Member for the Environment, submitted a confidential report (previously circulated) seeking approval to utilise the 2000/2001 approved list of contractors as the Select List for 2001/2002 highway maintenance annual tender round. Councillor Morris proposed that the advertising process be foregone in respect of the annual tenders for 2001/2002 and that the select list of Contractors compiled as a result of the 2000/2001 process be adopted for a further twelve months. He also indicated that tender documents would be sent to any contractors who had specifically sought inclusion in the process since the last round of tenders had been completed.

**RESOLVED** that the financial savings to be accrued by the adoption of the 2000/2001 select lists for 2001/2002 annual works /supply tenders be noted and that approach for the forthcoming tender round be approved.

**558. INFORMATION SYSTEM - SOCIAL SERVICES DIRECTORATE**

Councillor A.E. Roberts, Lead Cabinet Member for Personal Services, submitted a confidential report (previously circulated) seeking approval to enter into a contractual arrangement with Flintshire County Council to purchase a replacement information system. Councillor Roberts indicated that the existing system was nearly eight years old and was now failing to produce the quality and type of information required to plan and manage services. Flintshire County Council had also inherited the same system as Denbighshire and was also looking to replace its system and wished that to be a collaborative effort involving Denbighshire and possible Conwy County Borough Council.

**RESOLVED** that the officers be authorised to enter into a contractual relationship with Flintshire County Council to secure a replacement I.T. system.

**559. UNITS C, C1 AND C2, THE VILLAGE, RHYL**

(This item was considered as a matter of urgency, notice having been given by the Leader)

Councillor W.R. Webb, Lead Cabinet Member for the Corporate Property Portfolio, submitted a confidential report (previously circulated) seeking approval to grant a twenty year lease of Units C, C1 and C2, The Village, West Promenade, Rhyl. The units comprised of an attractions building and two retail units which had remained vacant since completion, apart from the occasional seasonal use. A proposal had been received from an interested party to develop a children's fun area. The concept was to develop a soft play and activity centre incorporating slides and features, parents or a guardian area, party area and associated retail sales.

**RESOLVED** that approval be given for the grant of an initial lease for a fixed term of one year, the provisions of sections 24 to 28 of the Landlord and Tenant Act 1952 to be excluded in relation to such initial lease, together with an option to take a further lease for a term of twenty years, such further lease to contain a tenant's break clause exercisable at the end of the third year of the term and to reserve a rental rise into open market value during the fifth year of the term and to be otherwise granted and otherwise on terms to be agreed by the Acting Director of Technical Services in consultation with the County Clerk.

The meeting concluded at 12.15 p.m.

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