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Our reference:

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Date: 10 September 2025

Record of Decisions taken by Cabinet – Tuesday, 9 September 2025

At a meeting of the Cabinet held on Tuesday, 9 September 2025 the following decisions were reached on the items listed in the attached schedule.

The implementation of any key decisions are suspended until the call-in period has expired without a call-in being validly invoked.

Under the Rushcliffe Borough Council Constitution, call-in is available in respect to key decisions only.

The call-in deadline for any key decisions contained in this Decision Notice is before the end of the working day on Thursday, 18 September 2025. Subject to any call-in request being received, all the decisions will be actioned after Thursday, 18 September 2025.

Any Member of the Council shall be entitled to call for a decision to be suspended. To effect the call-in procedure, the appropriate form should be completed and returned to the Chief Executive by the end of the working day on Thursday, 18 September 2025.

KEY DECISION

TECHNOLOGICAL, DIGITAL AND CUSTOMER ACCESS STRATEGY 2025-2028

It was RESOLVED that the Technological, Digital and Customer Access Strategy 2025-2028 be approved.

REASON FOR DECISIONS

This Strategy has been created to provide a clear plan for how the Council can use technology to improve its services, processes and digital access for both residents and staff. It provides a positive framework to update the Council's core systems, improve online security and explore helpful new tools like AI. The accompanying Action Plan lists a number of projects to increase awareness of Council services, improve customer experience, and support the Council's workforce with the skills they need to succeed.

Approving this Strategy is an essential step in continuing to make Council services modern, helpful and responsive to residents' needs. It will allow the Council to use technology to remove barriers for people, reduce costs, and to ensure that everyone has the opportunity to benefit from its digital services. Importantly, it also aims to

nurture a positive and supportive culture where our staff feel empowered to develop new ideas that deliver high quality services for the benefit of all.

The accompanying Action Plan outlines specific initiatives across three strategic strands: Technological Access, Digital Access and Customer Access, with measurable outcomes and timelines.

NON-KEY DECISIONS

QUARTER 1 FINANCE REPORT

It was RESOLVED that the report be approved and the following be noted:

- a) the projected revenue budget efficiency for the year of £0.637m and proposals to earmark this for cost pressures given in Appendix A and paragraph 4.1 to the report;
- b) the projected capital budget efficiencies of £0.681m including the budget changes given in Appendix D to the report; and
- c) the projected overspend on Special Expenses of £11.3k given in paragraph 4.7 to the report.

REASON FOR DECISIONS

To demonstrate good governance in terms of scrutinising the Council's on-going performance and financial position.

CONFIRMATION OF RUSHCLIFFE BOROUGH COUNCIL (67-69 LOUGHBOROUGH ROAD AND 2A PATRICK ROAD, WEST BRIDGFORD) ARTICLE 4(1) DIRECTION

It was RESOLVED that the Rushcliffe Borough Council (67-69 Loughborough Road and 2A Patrick Road, West Bridgford) Article 4(1) Direction 20 May 2025 be confirmed, giving it ongoing effect in revoking permitted development rights for demolition under Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) until such time as it be withdrawn.

REASON FOR DECISIONS

The owners of Grafton House and Welbeck House had made an application to demolish the properties utilising permitted development rights under Schedule 2, Part 11, Class B of the General Permitted Development Order. The owners made this application despite having no approved plans for the future of the site as a previous planning application for demolition and redevelopment had been refused. Whilst an appeal against that refusal of planning permission has now been submitted to the Secretary of State, at the time that the prior approval for demolition was submitted to the Council and the Direction under Article 4 was first made, no such

appeal had been lodged.

The Council as Local Planning Authority was concerned that the buildings could be demolished without any secured and appropriate scheme for the redevelopment of the site. Had the Council been obliged to grant prior approval then the buildings could be demolished even if the subsequently submitted appeal failed.

The submission of an application for prior approval for demolition, demonstrated to the Local Planning Authority that these buildings faced an imminent threat of demolition. This group of buildings occupy a prominent site in accessing West Bridgford at the junction of Loughborough Road, Melton Road and Wilford Lane and are Non-Designated Heritage Assets. The loss of Heritage assets, including Non-Designated Heritage Assets, is addressed at paragraph 217 of the National Planning Policy Framework, where it is stated that local planning authorities should not permit their loss, in whole or in part, without taking all reasonable steps to ensure the new development will proceed after loss has occurred.

When determining prior approval applications for demolition of buildings, the Local Planning Authority is only permitted to consider the method of demolition and post-demolition remediation of the site. The only way to avoid allowing the demolition of these buildings with no plan in place to redevelop the site, and therefore no way for the Local Planning Authority to ensure that redevelopment took place, was to take action to revoke the relevant permitted development right. Confirmation of the Article 4 direction will ensure the buildings continue to benefit from ongoing protection against demolition.

PROPOSED SALE OF TELECOM MAST SITES

It was RESOLVED that:

- a) the disposal of the Rushcliffe Borough Council mast sites to APW as set out at b), c) and d) below, be approved, having regard to the identified risks to ongoing income levels (and future capital values) posed by the new Government Product Security and Telecommunications Infrastructure Bill (PSTI);
- b) the freehold sale of mast sites at Buckfast Way and Stamford Road be approved, with the latter subject to an overage payment at first Lease Renewal for the value stipulated in the report;
- c) the long lease disposals of the two masts at Wilwell Farm be approved;
- d) the future long lease disposal of Masts 1 and 2 at Rushcliffe Arena be approved, each at a minimum value stipulated in the report, with final negotiations and sale price to be delegated to the Director – Development and Economic Growth; and
- e) the requirement for immediate full payment of all the freehold sales and leasehold premium payments for the masts referenced in the report be

approved on completion of the sum stipulated in the report, as opposed to an alternative APW offer of equal payments over five years.

REASON FOR DECISIONS

There are competing reasons why the mast sites should be either retained or sold or let long leasehold, depending on whether the Council wishes to retain income or secure a capital receipt for further project investment.

Currently, the mast portfolio as a whole is providing an income return on estimated value of around 6%, which is currently a better return than investing capital at a Bank of England rate of 4%.

However, balanced against this is the likely introduction by the end of the year or early 2026 of the new PTSI Bill which the Council have been advised by its consultants, The Phone Mast Advice Company (PMAC), will further lower annual rentals / income receipts over the short to medium term and in turn reduce the capital asset values going forward.

In addition, the Council mast sites are non-core Council business and are not held for investment purposes. The capital receipts could be better invested in current Council capital projects, which have relevance to the Council's corporate objectives.

If the Council is minded to sell the mast sites, it is recommended that Stamford Road and Buckfast Way masts are sold freehold (with overage for Stamford Road), as these masts are located on roadside verge and there are no strategic reasons for retaining, with the freehold value greater than leasehold options.

With regard to the two Wilwell Farm masts, it is recommended the Council agree long leaseholds with APW, as these masts are located within a wider Council owned site. Leasehold premium sales will allow the Council to maintain a certain amount of control over these mast sites, as well as protecting the Council's interests should the wider sites ever be redeveloped.

In relation to Masts 1 and 2 Rushcliffe Arena, which are located within the wider Council owned Rushcliffe Arena site, the long lease sales have been delayed. The tenant / mast operator for Mast 1 has served a Section 26 notice on the Council to renew their lease and APW are requiring the Council to complete a lease renewal before confirming an offer value. The tenant of Mast 2 is also renewing their lease, with a requirement of a taller mast and additional changes to their compound and again, APW are requiring the Council to complete before sale details are confirmed.

Notwithstanding the delay, it is recommended upon the agreement of a satisfactory premium sale value for Masts 1 and 2, the Council agree for the same reasons outlined for the Wilwell Farm masts to the long lease sale of these sites.

APW have offered two purchase payment mechanisms, either immediate full payment on completion of the freehold and long leasehold sales or an increased payment in equal instalments over a period of five years.

With regard to both the initial sale of the five masts and future sale of the final two masts, it is recommended the Council seek full payment on legal completion, rather than payment over five years, allowing the Council to immediately invest in current capital projects which meet with corporate objectives and generate a return from the outset.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'SPregon'.

Sara Pregon
Monitoring Officer