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26 January 2016

## **S U M M O N S**

**MEETING:** Economic Development Board  
**DATE:** 3 February 2016  
**TIME:** 6.00pm  
**PLACE:** Committee Room 1, Town Hall, Gosport  
**Democratic Services contact:** Lisa Young

LINDA EDWARDS  
BOROUGH SOLICITOR

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### **MEMBERS OF THE BOARD**

The Mayor (Councillor Farr) (ex officio)  
Chairman of the Policy and Organisation Board (Councillor Hook) (ex officio)

Councillor Philpott (Chairman)  
Councillor Ronayne (Vice Chairman)

Councillor Ms Ballard	Councillor Edgar
Councillor Mrs Batty	Councillor Geddes
Councillor Beavis	Councillor Hylands
Councillor Mrs Cully	Councillor Langdon

## **FIRE PRECAUTIONS**

(To be read from the Chair if members of the public are present)

**In the event of the fire alarm sounding, please leave the room immediately. Proceed downstairs by way of the main stairs or as directed by GBC staff, follow any of the emergency exit signs. People with disability or mobility issues please identify yourself to GBC staff who will assist in your evacuation of the building.**

**This meeting may be filmed or otherwise recorded. By attending this meeting, you are consenting to any broadcast of your image and being recorded.**

### **IMPORTANT NOTICE:**

- If you are in a wheelchair or have difficulty in walking and require access to the Committee Room on the First Floor of the Town Hall for this meeting, assistance can be provided by Town Hall staff on request

If you require any of the services detailed above please ring the Direct Line for the Democratic Services Officer listed on the Summons (first page).

### **NOTE:**

- i. Councillors are requested to note that, if any Councillor who is not a Member of the Board wishes to speak at the Board meeting, then the Borough Solicitor is required to receive not less than 24 hours prior notice in writing or electronically and such notice shall indicate the agenda item or items on which the member wishes to speak.
- ii. Please note that mobile phones should be switched off or switched to silent for the duration of the meeting.

**AGENDA**

1. APOLOGIES FOR NON-ATTENDANCE
2. DECLARATIONS OF INTEREST

All Members are required to disclose, at this point in the meeting or as soon as possible thereafter, any disclosable pecuniary interest or personal interest in any item(s) being considered at this meeting.

3. MINUTES OF THE MEETING OF THE BOARD HELD 25 NOVEMBER 2015
4. DEPUTATIONS – STANDING ORDER 3.5

*(NOTE: The Board is required to receive a deputation(s) on a matter which is before the meeting of the Board provided that notice of the intended deputation and its object shall have been received by the Borough Solicitor by 12 noon on Monday 1 February 2016. The total time for deputations in favour and against a proposal shall not exceed 10 minutes).*

5. PUBLIC QUESTIONS – STANDING ORDER 3.6

*(NOTE: The Board is required to allow a total of 15 minutes for questions from Members of the public on matters within the terms of reference of the Board provided that notice of such Question(s) shall have been submitted to the Borough Solicitor by 12 noon on Monday 1 February 2016).*

6. LEASE OF LAND ADJACENT TO 9 THE MOUNT, GOSPORT

PART II

*To seek Board approval for the grant of a 3 year lease of land adjacent to 9 The Mount, Gosport to the owners of 9 The Mount.*

Contact Officer:  
Ian Lycett  
Ext 5200

7. LAND ADJACENT TO PREMIER INN, GOSPORT LEISURE PARK

Contact Officer:  
Ian Lycett  
Ext 5200

To advise the Board of the proposal to sell land at Gosport Leisure Park to provide a 36 bedroomed extension to the Premier Inn and the provision of additional car parking spaces at Gosport Leisure Park.

Economic Development Board  
3 February 2016

8. ANY OTHER ITEMS  
*-which the Chairman determines should be considered, by reason of special circumstances, as a matter of urgency.*

<b>Board/Committee:</b>	Economic Development Board
<b>Date of Meeting:</b>	3 February 2016
<b>Title:</b>	Lease of land adjacent to 9 The Mount, Gosport
<b>Author:</b>	Chief Executive
<b>Status:</b>	FOR DECISION

## **Purpose**

To seek Board approval for the grant of a 3 year lease of land adjacent to 9 The Mount, Gosport to the owners of 9 The Mount.

## **Recommendation**

That the Board declares the land adjacent to 9 The Mount, Gosport (identified in Appendix A) as surplus to the Council's requirements, approves the proposed Lease and authorises the Borough Solicitor and Deputy Chief Executive to carry out the legal work to conclude the grant of the proposed Lease.

### **1.0 Background**

- 1.1 The Council have been approached by the resident of 9 The Mount, requesting the use of land adjacent to her owner occupied property. The applicant has requested, for family reasons, to be allowed to fence in the area (outlined in red on Appendix A) for private use. The land was formerly a shrub bed and has been recently laid to lawn as part of landscape upgrades being carried out on the Holbrook Estate.
- 1.2 Informal discussions with the applicant revealed that the granting of a 3 year lease of the land, as opposed to its sale, was a more appropriate option for the applicant for financial reasons.
- 1.3 The applicant has been informed of the need to apply for planning permission to change the use of the land.

### **2.0 Report**

- 2.1 The land measures approximately 63 sqm and is a small area of open land situated within the Holbrook Estate, Gosport adjacent to 9 The Mount. The land is currently laid to grass and has a mature tree approx. 5m high adjacent to the eastern boundary of the plot and is enclosed to three sides by the house, and brick boundary walls (see Appendix B – photograph)
- 2.2 The land needs to be declared as surplus to the Council's requirements before a Lease can be granted, although naturally at the end of the Lease

the land will revert to the Council. The area of land is currently subject to maintenance obligations for the Council. The Council currently has no plans to use this land in the future, other than for it to be left as amenity land.

- 2.3 In order to change the land from its amenity use to incorporate it into a private garden, with appropriate fencing, a planning application will be required. The applicant will be responsible for the maintenance of the land, including the tree. The applicant will also be liable for the cost of any planning application.
- 2.4 The land is held for Housing purposes and accordingly the Lease will be granted under the provisions of the Housing Act 1985. The consent of The Secretary of State for Communities and Local Government will accordingly be necessary. However, he has issued a number of General Consents and the Council can accordingly dispose of the land as set out in this Report; as long as it receives a consideration equal to its market value.
- 2.5 The Council's external valuer, Hellier Langston, has provided a formal valuation of the land, which confirms the annual market rent at £193.00 excluding VAT, and so the rent to be paid under the proposed Lease will be set at £193 per year, which will mean that market value will be received by the Council.

### **3.0 Risk Assessment**

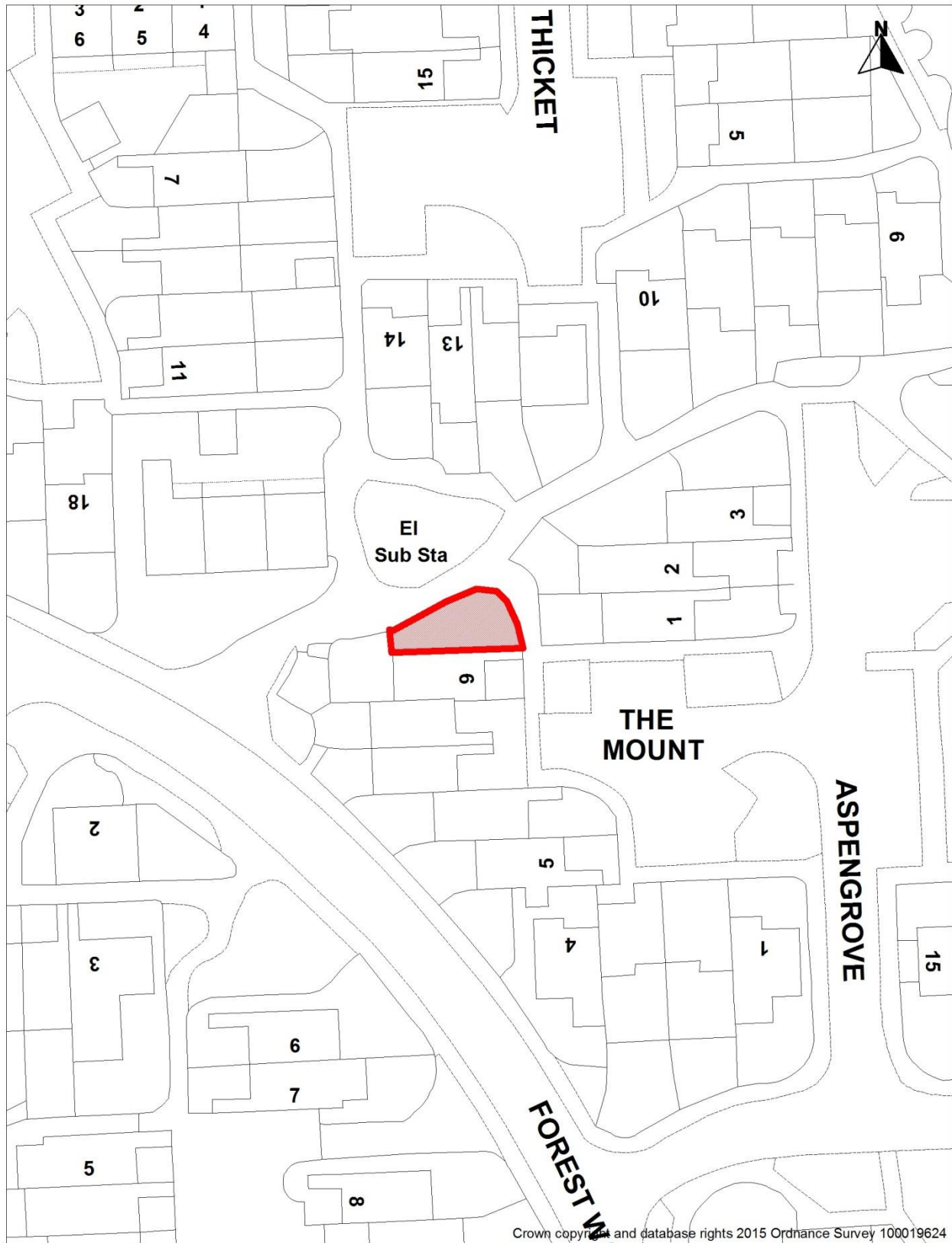
- 3.1 This site would not hold a value for future development as it is not large enough, nor does it prevent any other potential development opportunity.
- 3.2 There is low risk to the Council involved with disposing of the land under a 3 year lease agreement.

### **4.0 Conclusion**

- 4.1 Leasing the land to the applicant will provide an increased quality of life for the resident and her family. In addition the authority's financial/resources obligations for maintenance will be removed and littering will no longer be an issue.
- 4.2 Head of Terms of the lease will be drawn up by Legal Services with appropriate covenants put in place to protect the authority's future interest.

<b>Financial Services comments:</b>	Contained within the Report
<b>Legal Services comments:</b>	Contained within the Report
<b>Service Improvement Plan implications:</b>	None
<b>Crime &amp; Disorder:</b>	None
<b>Equality &amp; Diversity:</b>	None
<b>Corporate Plan:</b>	"To work with the community to improve everyone's quality of life....." extract from the Council Mission statement
<b>Risk Assessment:</b>	See 3.0
<b>Background papers</b>	None
<b>Appendices/Enclosures:</b>	
Appendix A	Site Map
Appendix B	Photograph
<b>Lead Officer:</b>	Mark Johnson, Head of Property Services Ext 5750

# Appendix A – Site Plan



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**GOSPORT**  
Borough Council

DATE : 15/09/2015

Scale 1:500  
0 4 8 12 16 20 m

If this map has been transmitted electronically, use the scale bar in preference to the written scale

Appendix B - Photograph



## **AGENDA ITEM NO. 7**

<b>Board/Committee:</b>	ECONOMIC DEVELOPMENT BOARD
<b>Date of Meeting:</b>	3 FEBRUARY 2016
<b>Title:</b>	LAND ADJACENT TO PREMIER INN, GOSPORT LEISURE PARK
<b>Author:</b>	CHIEF EXECUTIVE
<b>Status:</b>	FOR DECISION

### **Purpose**

To advise the Board of the proposal to sell land at Gosport Leisure Park to provide a 36 bedroomed extension to the Premier Inn and the provision of additional car parking spaces at Gosport Leisure Park.

### **Recommendation**

That the Board agrees:-

1. To accept a surrender of the land edged red on Appendix 1;
2. To advertise the intention to dispose of the land edged red on Appendix 1 in accordance with Section 123 2(A) of the Local Government Act 1972;
3. Subject to the responses received in relation to the advertisement set out in 2 and 3 above to sell the freehold of the land edged red on Appendix 1 to Premier Inn as set out in paragraph 2.4 of this report and to note that the land edged blue on Appendix 1 will be used to provide 36 car parking spaces.

## **1 Background**

- 1.1 Premier Inn Hotel Limited (Premier Inn) own the freehold of the land upon which the hotel is situated and have the right to use car parking spaces at Gosport Leisure Park.
- 1.2 Premier Inn opened the 63 bedroomed hotel in August 2013 and it has proved to be very successful with high rates of occupancy. They now wish to extend the hotel by creating an additional 36 bedrooms so that there would be 99 bedrooms in total. In order to extend the hotel they need to purchase land owned by the Council and provide more car parking spaces on site.

## **2 Report**

- 2.1 The land, approximately 0.038 hectares, which Premier Inn wish to purchase to provide the extension is shown edged red on Appendix 1. The additional 36 bedrooms will require the provision of additional

parking places and 36 car parking spaces are proposed to be provided by Premier Inn on the grassed area shown edged blue of Appendix 1. Once constructed these spaces will be managed by Places for People (PfP) as part of the car parking provided at the Leisure Park and will not be for the exclusive use of the hotel.

- 2.2 The land edged red and edged blue is included in a 15 year lease for the management of the Leisure Park granted to PfP. Whilst the land is mainly laid to grass there is no evidence that the land is used by users of the Leisure Park or the public generally. There are storm water attenuation tanks under part of the grassed area and Premier Inn will as part of their proposal pay for the relocation of these storm water attenuation tanks. PfP have confirmed that selling the land edged red and providing car parking on the land edged blue will not affect the operation of the Leisure Centre or Leisure Park. They will be involved in discussions over the relocation of the storm water attenuation tanks. PfP have agreed to enter into the necessary agreements with the Council to remove the land edged red from their lease and vary any other of the agreements with the Council or enter into new agreements necessary to allow the extension and car parking to be provided, subject to their costs being paid.
- 2.3 Before disposing of the land edged red the Council must comply with Section 123(2) (A) of the Local Government Act 1972 and advertise their intention to dispose of these open areas for 2 consecutive weeks in a local newspaper and then consider any representations received.

### **TERMS**

- 2.4 Premier Inn has offered the sum of £300,000 for the freehold of the land edged red. In addition they will construct the access to and the car parking spaces on the land edged blue. Once these 36 car parking spaces are provided they will then contribute to the ongoing costs of maintenance and repair of the access and car parking spaces on the same basis as they currently do. They will need to use the land edged blue as a site compound during construction. The sale will be conditional on an acceptable planning permission being obtained and site survey. Premier Inn has also agreed to pay the Council's and PfP's reasonable legal costs associated with the proposal. As set out above there will be a need to vary existing agreements covering the Leisure Park and the sale to Premier Inn will also include other rights and reservations as advised by the Council's Valuer and Solicitor.
- 2.5 The external Valuer advising the Council has confirmed that the sum of £300,000 is in his opinion the best that can reasonably be obtained having regard to all the circumstances, including the capital works that Premier Inn will undertake on the land surrounding the footprint of the freehold acquisition.

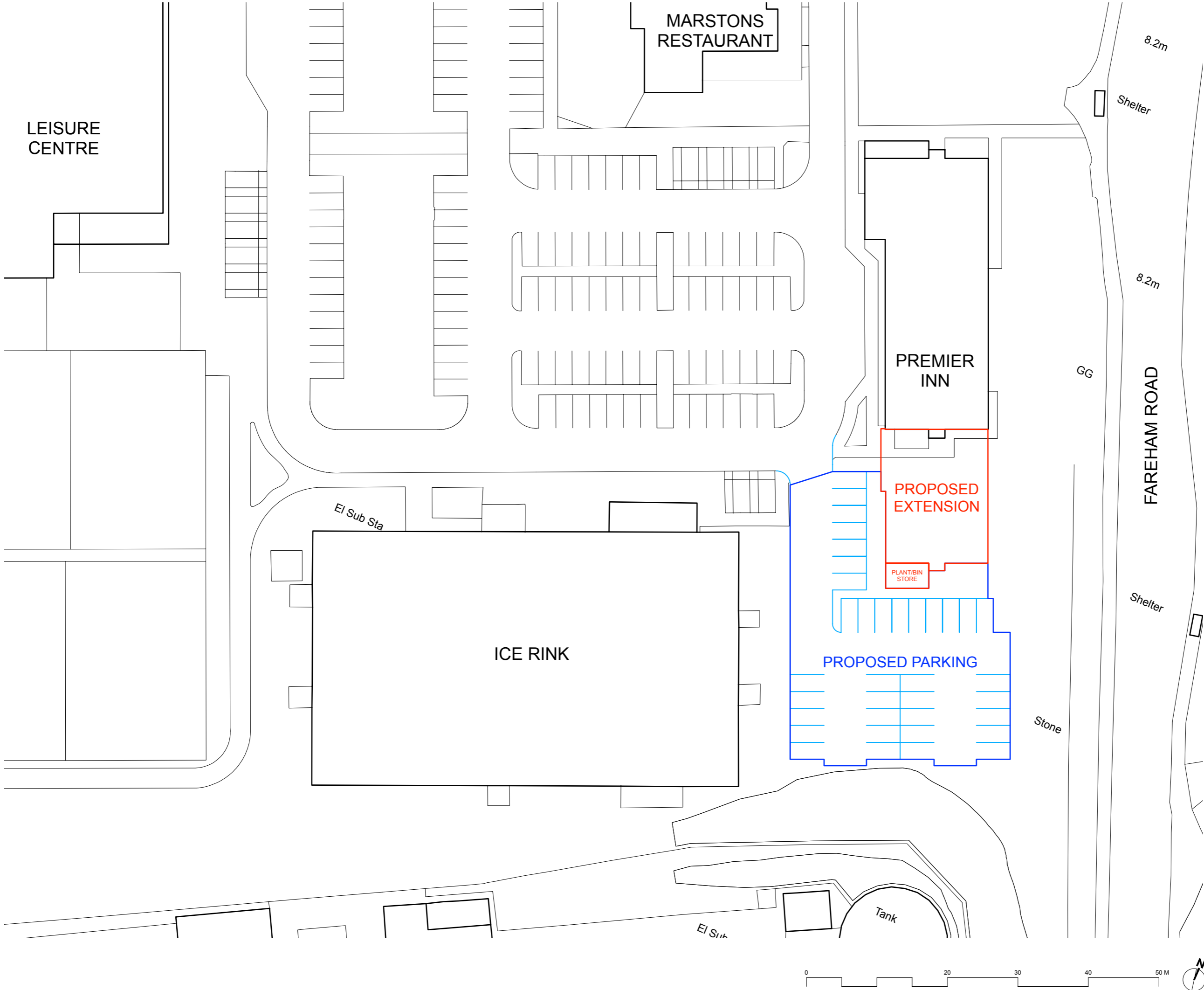
### **3 Risk Assessment**

- 3.1 The potential extra jobs from expansion of the hotel would be lost if the additional land is not made available by the Council. The Council would also lose the opportunity to bring forward additional hotel beds which are needed to support local businesses and tourism.

### **4 Conclusion**

- 4.1 The Premier Inn has proved to be very successful and this proposed extension will support the local business and tourism economy.

<b>Financial Services comments:</b>	Contained in the report
<b>Legal Services comments:</b>	Contained in the report
<b>Crime and Disorder:</b>	
<b>Equality and Diversity:</b>	
<b>Service Improvement Plan implications:</b>	
<b>Corporate Plan:</b>	The proposal will contribute to the corporate priorities relating to People and Prosperity
<b>Risk Assessment:</b>	Contained in Section 3
<b>Background papers:</b>	None
<b>Appendices/Enclosures:</b>	
Appendix '1'	Plan showing land edged red and edged blue (to follow)
<b>Report author/ Lead Officer:</b>	Linda Edwards



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Tel. 01392 368426 www.axiomarchitects.co.uk					
Client					
WHITBREAD GROUP PLC					
Project					
PREMIER INN FAREHAM RD, GOSPORT					
Drawing					
PROPOSED SITE PLAN					
Scale		Status	Date	Drawn	Checked
1:500@A3		PLANNING	26/01/16	RW	
Drawing No.		Revision			
3931-P102		/			