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6 September 2016

S U M M O N S

MEETING: Economic Development Board
DATE: 14 September 2016
TIME: 6.00pm
PLACE: Committee Room 1, Town Hall, Gosport
Democratic Services contact: Lisa Young

LINDA EDWARDS
BOROUGH SOLICITOR

MEMBERS OF THE BOARD

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

Councillor Philpott (Chairman)
Councillor Beavis (Vice Chairman)

Councillor Ms Ballard
Councillor Bateman
Councillor Ms Diffey
Councillor Edgar
Councillor Farr
Councillor Mrs Forder

Councillor Mrs Furlong
Councillor Mrs Huggins
Councillor Miss Kelly
Councillor Mrs Prickett
Councillor Raffaelli
Councillor Mrs Wright

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 ON 15 JUNE 2016 AND THE EXTRAORDINARY MEETING OF THE BOARD HELD ON 23 AUGUST 2016.
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 12 September 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 12 September 2016).

6. SALE OF LAND AT BROOKERS FIELD RECREATION GROUND TO HAMPSHIRE COUNTY COUNCIL

PART II

To seek Board approval for the sale of land at Brookers Field Recreation Ground to Hampshire County Council as part of the Newgate Lane, Southern Section road development scheme.

Contact Officer:
Andrew Morton

7. LEASE OF LAND ADJACENT TO 4 CHERQUE COTTAGES, SHOOT LANE

Contact Officer:

To seek Board approval for the leasehold disposal of land adjacent to 4 Cherque Cottages to the owner of 4 Cherque Cottages, Shoot Lane, Lee-on-the-Solent, PO13 9PA.

Andrew Morton

Economic Development Board
14 September 2016

8. SALE OF DISUSED CAR PARK AT TORONTO PLACE

To seek Board approval for the freehold disposal of the disused car park at Toronto Place to the adjacent business owner R&K Body Repairs Ltd.

Contact Officer

Andrew Morton

9. SALE OF LAND ADJACENT TO 4 GRANGE FARM, LITTLE WOODHAM LANE

To seek Board approval for the freehold disposal of land adjacent to 4 Grange Farm to the owners of 4 Grange Farm, Little Woodham Lane, Gosport.

Contact Officer

Andrew Morton

10. ANY OTHER ITEMS

-which the Chairman determines should be considered, by reason of special circumstances, as a matter of urgency.

11. EXCLUSION OF THE PUBLIC

That in relation to the following items the public be excluded from the meeting, as it is likely, in view of the nature of the business to be transacted or the nature of the proceedings, that if members of the public were present during these items there would be disclosure to them of exempt information within Paragraph 3 of Part 1 of Schedule 12A to the Local Government Act 1972, and further that in all circumstances of the cases, the public interest in maintaining the exemption outweighs the public interest in disclosing the information, for the reasons set out in the report.

PART B ITEM

FOLLOWING THE EXCLUSION OF PRESS AND PUBLIC

Item No.	Item	Paragraph no. 3 of Part I of Schedule 12A of the Act	Contact Officer
12.	LAND AT HOWE ROAD, ROWNER	The report contains information relating to the financial affairs of the Council and third parties which if made public could adversely affect the operation of the third parties business affairs and therefore the public interest in maintaining the exemption outweighs the public interest in disclosing the information.	Ian Lycett 5200

Economic Development Board
14 September 2016

AGENDA ITEM NO.6

Board/Committee:	Economic Development
Date of Meeting:	14 September 2016
Title:	Sale of Land at Brookers Field Recreation Ground to Hampshire County Council
Author:	Housing Services Manager
Status:	FOR DECISION

Purpose

To seek Board approval for the sale of land at Brookers Field Recreation Ground to Hampshire County Council as part of the Newgate Lane, Southern Section road development scheme.

Recommendation

That the Board approves the proposed sale of land at Brookers Field Recreation Ground to Hampshire County Council.

That the Board authorises the Housing Services Manager to finalise terms for the sale of land at Brookers Field Recreation Ground and to authorise the Borough Solicitor to enter in to such legal documentation as is necessary to effect the above decision.

1. Background

1.1. Hampshire County Council is currently working on a scheme to construct a new section of single carriageway between Tanners lane and Peel Common roundabout. A plan showing the relevant section can be seen at Appendix A, Plan 1; an overview of the project (taken from the HCC website) can be found at Appendix C.

1.2. In order to complete this project HCC need to acquire various parcels of land one of which currently forms part of the Brookers Field Recreation ground and is in the ownership of Gosport Borough Council.

2. Report

2.1. Hampshire County Council has approached GBC with a view to agreeing terms on which they might acquire the freehold interest in approximately 2.85 acres land at Brookers Field Recreation Ground (see Plan 2 at Appendix A). In order to provide certainty of delivery HCC has also made a Compulsory Purchase Order (CPO) to run parallel with pursuing the land acquisition by mutual agreement.

- 2.2. Council officers have carried out negotiations with officers of HCC to ensure that the scheme does not have an adverse effect on the provision of sports facilities at Brookers Field or result in any additional maintenance liabilities.
- 2.3. The boundary structures bordering the remaining Council land and the new carriageway will consist of a 3m high acoustic barrier with a further 2m high sport net above (see sketch at Appendix B), this will be constructed on the land to be acquired by the County Council and these structures will remain in HCC ownership.
- 2.4. It has been established that the sports pitches can remain in their current configuration and will be protected by the boundary structures described above.
- 2.5. The recreation ground benefits from a land drainage system that was installed by the Council approximately four years ago, HCC has confirmed that it will carry out all necessary alterations to this system as part of their works programme at no cost to the Council.
- 2.6. A hedgerow is to be planted on GBCs retained land to provide 'ecological connectivity' along the length of the new road, this hedgerow will be maintained by the County Council for the first five years whilst the planting establishes and matures before passing back to GBC for ongoing maintenance. This does not present an additional maintenance burden as the Council already maintains hedges on the land that is proposed to be sold.
- 2.7. A sale price of between £47,000 - £52,000 has been agreed between the Council and HCC; the Council's Valuer has confirmed that this price represents best consideration.
- 2.8. HCC has confirmed that it will meet all reasonable Surveyor and Legal costs related to this matter.

3. Risk Assessment

- 3.1. There are no identified risks to the Council involved with the freehold disposal of this land.

3.2. Should the Board not approve this sale the CPO will take affect and there could be reputational damage to the Council if the project, that it has otherwise supported, is delayed as a result.

4. Conclusion

4.1. The sale of the land at Brookers Field Recreation Ground will help facilitate the construction of the proposed improvements to the Newgate Lane traffic corridor.

Financial Services comments:	The sale price at 2.7 will provide a capital receipt to the Council
Legal Services comments:	Contained within the report
Crime and Disorder:	Not Applicable
Equality and Diversity:	Not Applicable
Service Improvement Plan implications:	
Corporate Plan:	
Risk Assessment:	See report – section 3
Background papers:	
Appendices/Enclosures:	
Appendix A	Site plans
Appendix B	Boundary Structures
Appendix C	Highways Scheme Overview
Report author/ Lead Officer:	Andrew Morton

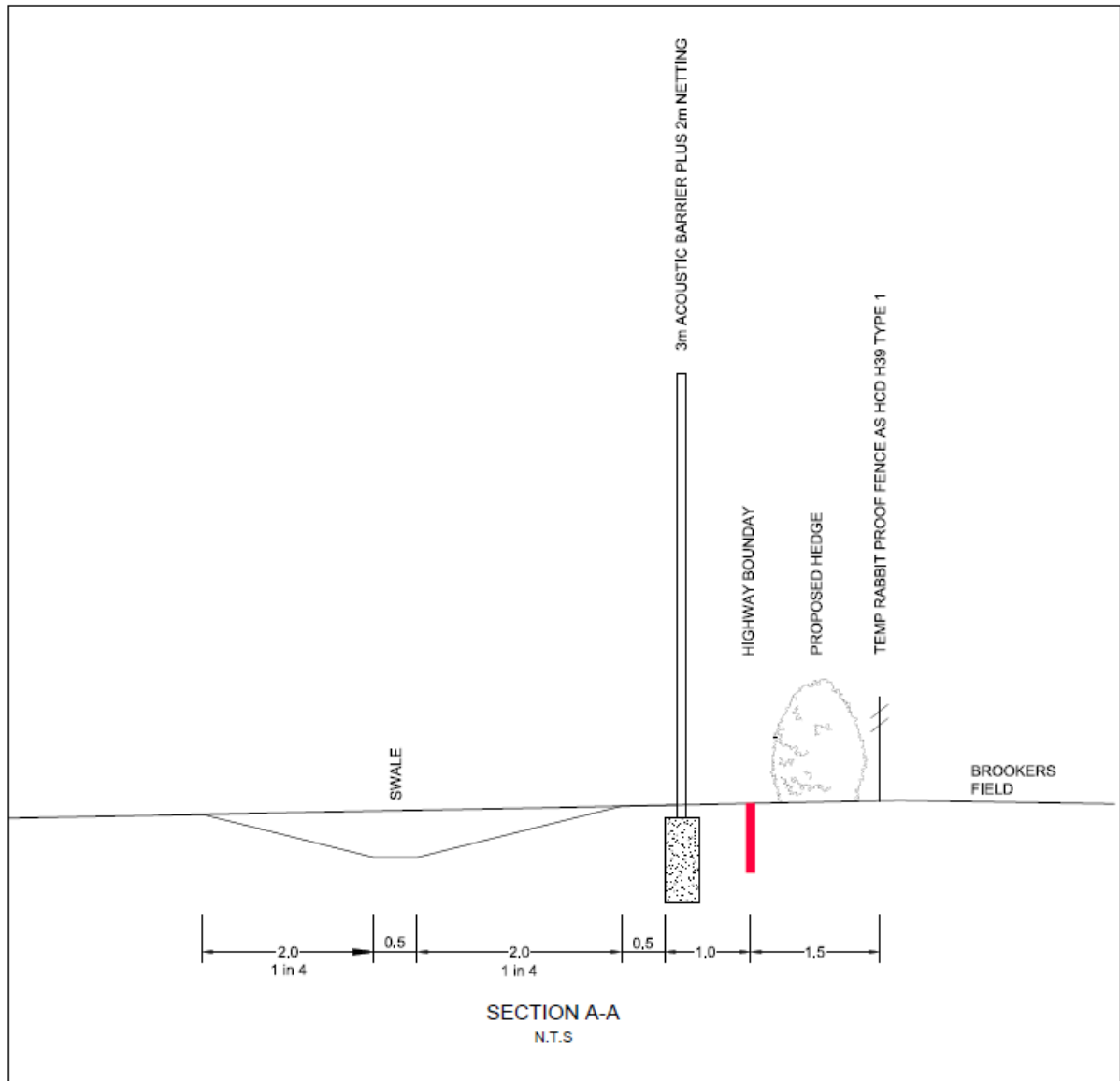
Appendix A

Site Plans – Plan 1

Site Plans – Plan 2

Appendix B

Boundary Structures



Appendix C

Overview of Highway Scheme

Overview

Construction of a new 7.3m wide southern section of Newgate Lane on a new alignment to the east of the existing road and Woodcote Lane. The new road will link the improvements undertaken in 2014/15 at the northern section of Newgate Lane (north of the junction with Tanners Lane) with the Peel Common roundabout, which was improved in 2015/16. The new road forms the third stage of improvements to the Newgate Lane corridor. The new road will increase capacity on this link and on the approach to the Peel Common roundabout, and will replace the existing route for through traffic. Access to the existing Newgate Lane will be via a new link road which will be constructed between the new road and the old road at a point about half way between the junction with Tanners Lane and the entrance to the Peel Common Water Works. Once the new roads are constructed the existing road will be closed near Tanners Lane and at Peel Common roundabout. The existing Newgate Lane will provide access for local residents and businesses and without the existing high traffic volumes, will form an important on-road route for cyclists between HMS Collingwood and the Peel Common roundabout. The existing Woodcote Lane will remain as a cul-de-sac, and will have its surface improved as part of the proposals. The existing Brookers Lane track will be improved to provide a surfaced pedestrian and cycle link with grass verge between The Drive and Woodcote Lane, with a pedestrian and cycle refuge at the crossing point on the new road.

Current Status

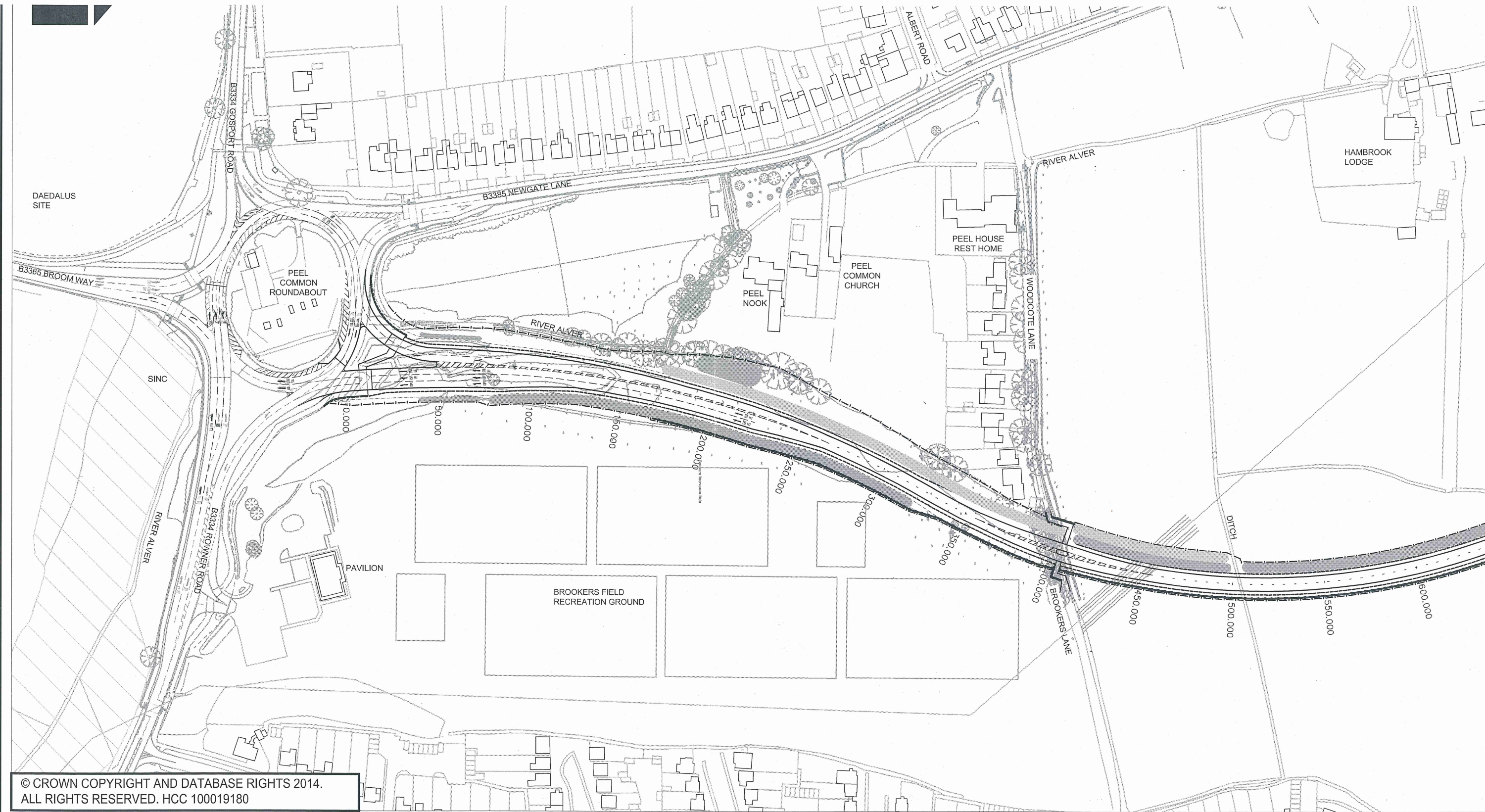
A planning application for the Southern Section of Newgate Lane was submitted to the County Council in July 2015 and planning permission was granted (subject to conditions) in November 2015. The planning documents can be viewed on the following link:

- [Planning application, supporting documents, and responses received](#)

Funding for the scheme has been allocated by the Solent Local Enterprise Partnership and by Hampshire County Council. A compulsory purchase order to acquire the necessary land was approved in February 2016. The scheme is currently at the detailed design stage which includes work to meet the planning conditions.

Next steps

The road scheme is currently at the detailed design stage and negotiations for the acquisition of the necessary land are continuing. Subject to final approvals, the main works contract is expected to commence in the late spring of 2017, and be ready for opening in the spring of 2018. Some advance works will take place ahead of this time associated with the acquisition of the necessary land, and clearance of vegetation in advance of the bird nesting season. A more precise start date for the works will be published here once a contract has been awarded early in the new year.






CLIENT

HAMPSHIRE COUNTY COUNCIL
ECONOMY, TRANSPORT AND ENVIRONMENT DEPARTMENT
IMPLEMENTATION GROUP

REV	AMENDMENTS	DATE	CAD	CHKD	APPD



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					CLIENT	CONSULTANT	DESIGNER	SCHEME		DRAWING TITLE						
					HAMPSHIRE COUNTY COUNCIL ECONOMY, TRANSPORT AND ENVIRONMENT DEPARTMENT STRATEGIC TRANSPORT	 Hampshire County Council  Engineering CONSULTANCY  Certificate No 732185	RW	NEWGATE LANE SOUTHERN SECTION		LAND INTEREST PLANS PLOT 3						
							CAD					LH				
							CHECKED	LW	LW	JOB No. C-J007861.01	DATE	SHEET NUMBER	REV			
REV					DATE	CAD	CHKD	APPD	APPROVED	CM	CM	1:500	22.12.2014	4 OF 8	EC/CJ007861/03/126	

AGENDA ITEM NO. 7

Board/Committee:	Economic Development
Date of Meeting:	14 September 2016
Title:	Lease of land adjacent to 4 Cherque Cottages, Shoot Lane
Author:	Housing Services Manager
Status:	FOR DECISION

Purpose

To seek Board approval for the leasehold disposal of land adjacent to 4 Cherque Cottages to the owner of 4 Cherque Cottages, Shoot Lane, Lee-on-the-Solent, PO13 9PA.

Recommendation

That the Board approves the proposed leasehold disposal of land to the owner of 4 Cherque Cottages, Shoot Lane, Lee on the Solent.

That the Board authorises the Housing Services Manager to finalise terms for the lease of land at Shoot Lane and to authorise the Borough Solicitor to enter in to such legal documentation as is necessary to effect the above decision.

1. Background

1.1. The owner of 4 Cherque Cottages has encroached upon Council land by extending their garden over an area of approximately 650 square metres (shown edged red on plan at Appendix A). To formalise the situation the owner has approached the Council to lease the land.

1.2. The land in question is part of the larger freehold ownership of Persimmon Homes in the Alver Valley who lease the land to the Council on a 999 year term for the purposes of public open space. Persimmon Homes has agreed in principle for this portion of land to be disposed as an under leasehold for use as a private garden subject to the full payment of their costs.

2. Report

2.1. It is proposed that the under lease between the applicant and the Council will contain the following main terms:

- 2.1.1. The term will be twenty years but not assignable, shared with or underlet to another party; should the applicant cease to be the owner of 4 Cherque Cottages the lease will automatically end;
- 2.1.2. The rent shall be £388 per annum for the first five years, reviewed every five years on the Retail Price Index method (upwards only). The valuation was provided by the Council's external valuer and represents best consideration;
- 2.1.3. The land shall be used solely as a private garden upon which no business activities shall take place. The building of small outbuildings consistent with a garden shall be permitted but no other structures;
- 2.1.4. The land and all boundaries, hedges and gates shall be maintained and insured by the applicant;
- 2.1.5. No openings shall be made from the land onto the Council's adjoining open space;
- 2.1.6. The applicant shall pay all expenses and fees arising from the transaction both of the Council and Persimmon Homes.

3. Risk Assessment

- 3.1. There are no risks to the Council involved with the leasehold disposal of this land as superior landlord permission has been sought from and granted by Persimmon Homes.
- 3.2. Should the Board not approve the leasehold the applicant will be instructed to vacate the land and return it to its original condition of open space, which the Council shall once more maintain

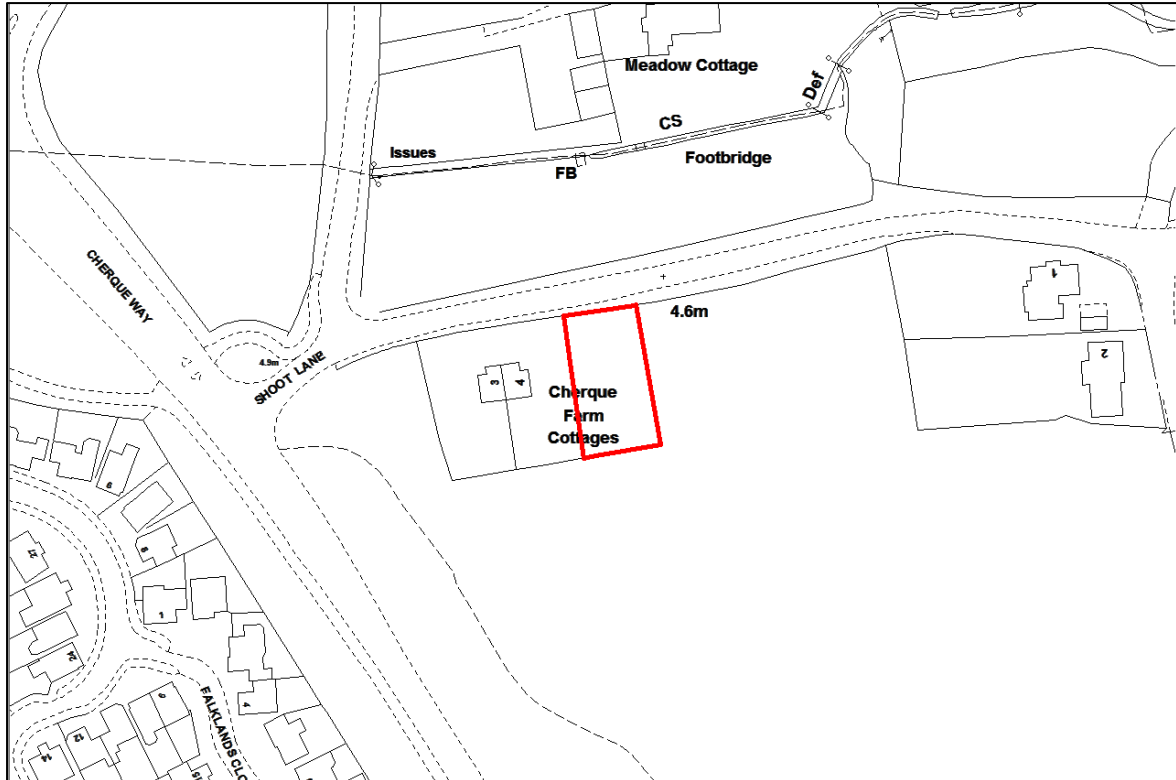
4. Conclusion

- 4.1. It is recommended that the Board approve the leasehold disposal of this land.

Financial Services comments:	See paragraph 2.1.2
Legal Services comments:	Contained within the report
Crime and Disorder:	
Equality and Diversity:	Not Applicable
Service Improvement Plan implications:	
Corporate Plan:	
Risk Assessment:	See report – section 3
Background papers:	
Appendices/Enclosures:	
Appendix 'A'	Site plan
Report author/ Lead Officer:	

Appendix A

Site Plan



AGENDA ITEM NO. 8

Board/Committee:	Economic Development
Date of Meeting:	14 September 2016
Title:	Sale of disused car park at Toronto Place
Author:	Housing Services Manager
Status:	FOR DECISION

Purpose

To seek Board approval for the freehold disposal of the disused car park at Toronto Place to the adjacent business owner R&K Body Repairs Ltd.

Recommendation

That the Board approves the proposed sale of land at Toronto Place to R&K Body Repairs Ltd.

That the Board authorises the Housing Services Manager to finalise terms for the sale of land at Toronto Place and to authorise the Borough Solicitor to enter in to such legal documentation as is necessary to effect the above decision.

1. Background

- 1.1. The Council has been approached by the owner of R&K Body Repairs Ltd an adjacent car repair business to purchase the disused car park in order to enlarge the business by safely and securely holding more vehicles awaiting repair.
- 1.2. The Council previously sold a small portion of land in this location to R&K Body Repairs Ltd to facilitate business expansion in 2010.

2. Report

- 2.1. The land proposed to be sold is approximately 880 square metres, formerly an informal car park serving the industrial estate but which has been disused for many years. It has been classed as a vacant commercial asset for the past ten years. (See site plan at appendix A and photos at appendix B).

- 2.2. A sale price of £57,500 has been agreed between the Council and R&K Body Repairs Ltd; the Council's Valuer has confirmed that this price represents best consideration.
- 2.3. The applicant wishes to use the land for the purpose of vehicle storage, at ground level only with a suitable 1.8m high security boundary structure. The applicant has sought planning advice on the matter and is satisfied that planning permission is likely to be forthcoming.
- 2.4. The land will provide additional space for the applicant's business and will therefore contribute to the business remaining in the Borough maintaining and possibly creating local employment. The additional land may also contribute to reducing the number of vehicles parked long term in Toronto Place.
- 2.5. Access from Toronto Place to the cycleway and open space behind Kings Road is to be retained via a footpath running along the southern boundary of the land.
- 2.6. The only condition the Council shall place on the sale is that the purchaser complies with all planning requirements.
- 2.7. The Council has explored options for developing the land including the possibility of converting it in to a formal car park but it was considered that the return on investment would not be sufficient to make this a viable project.

3. Risk Assessment

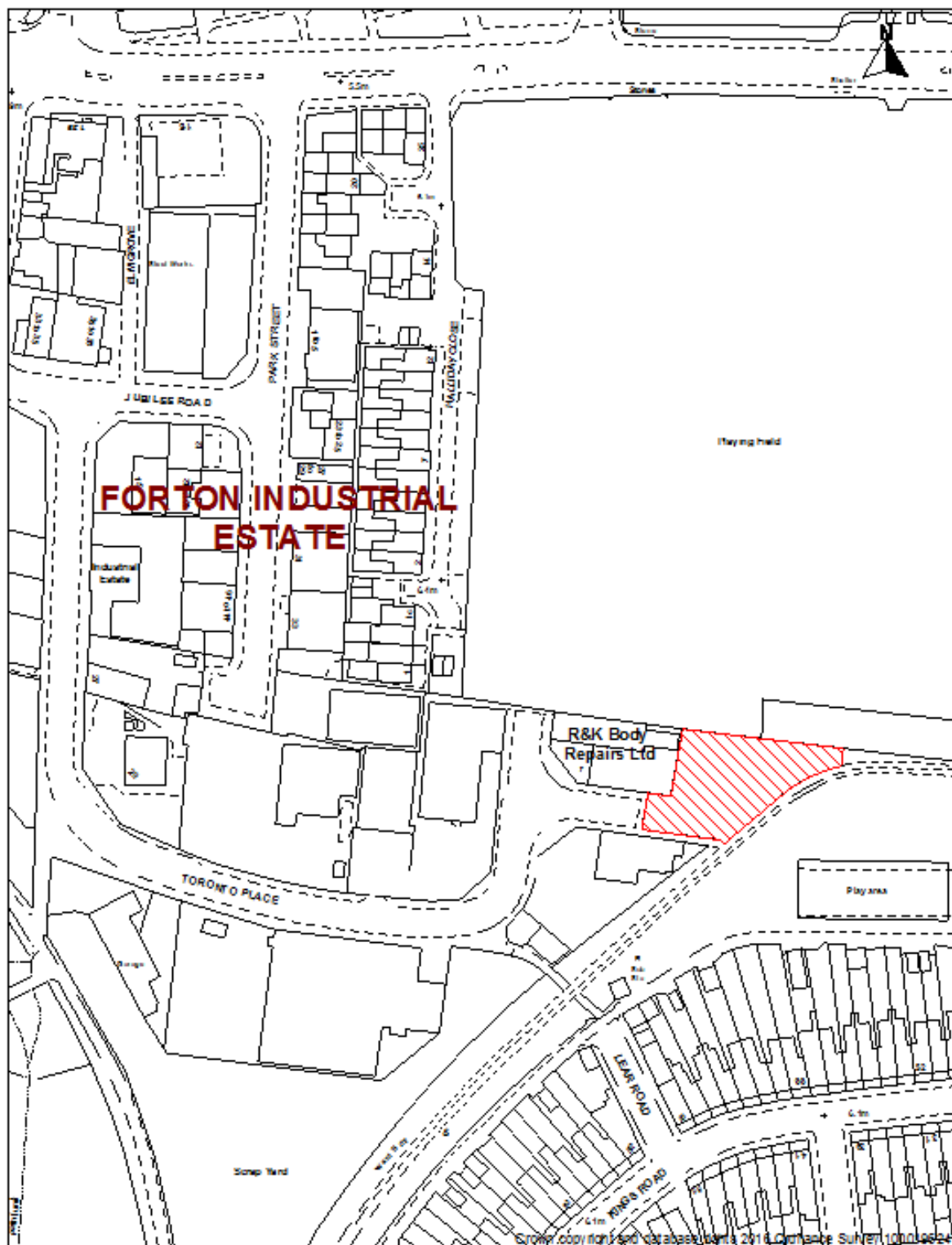
- 3.1. There are no identified risks to the Council with the freehold disposal of this land.
- 3.2. Should the Board not approve the sale the site will remain vacant until an alternative use is found and the Council shall continue to be responsible for its upkeep and maintenance.

4. Conclusion

- 4.1. The sale of this site will provide a capital receipt to the Council of £57,500; remove the Council's maintenance liability for the site; enable a local business to function more efficiently and possibly ease the parking congestion within the busy industrial area.

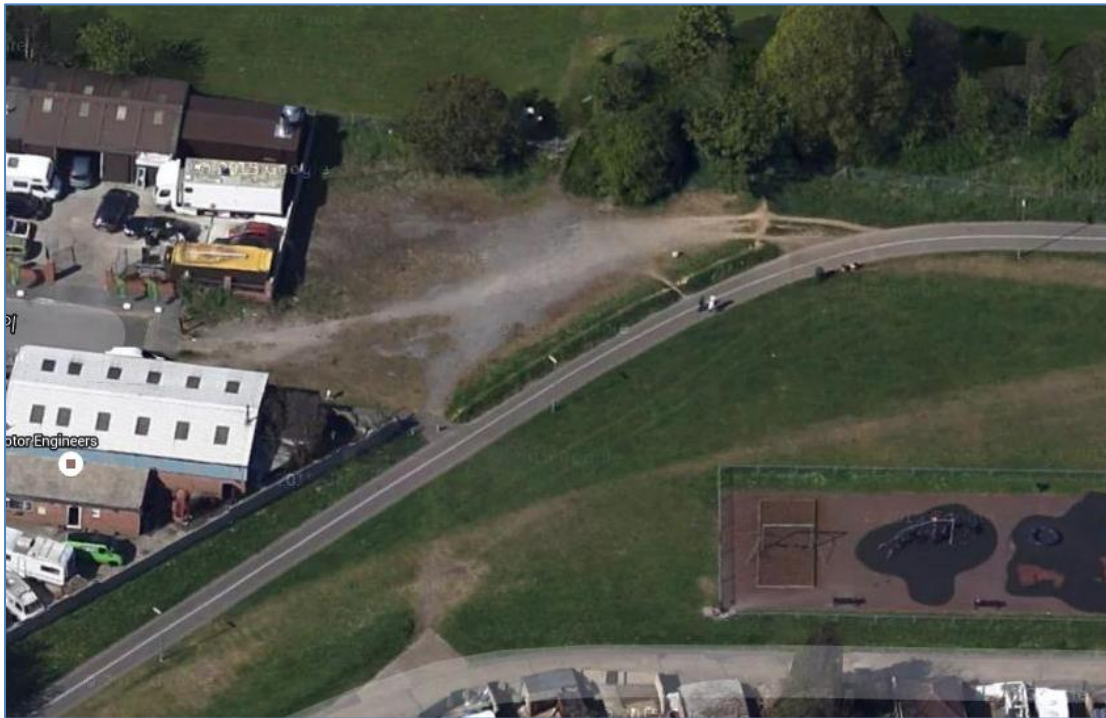
Financial Services comments:	See paragraph 4.1
Legal Services comments:	Contained within the report
Crime and Disorder:	
Equality and Diversity:	Not Applicable
Service Improvement Plan implications:	
Corporate Plan:	This sale supports the Corporate plan features 'Attracting investment to Gosport's economy' and 'maximising local employment opportunities'
Risk Assessment:	See report section 3
Background papers:	
Appendices/Enclosures:	
Appendix A	Site plan
Appendix B	Site photographs
Report author/ Lead Officer:	Andrew Morton

Site Plan



Appendix B

Site Photographs



AGENDA ITEM NO.9

Board/Committee:	Economic Development
Date of Meeting:	14 September 2016
Title:	Sale of land adjacent to 4 Grange Farm, Little Woodham Lane
Author:	Housing Services Manager
Status:	FOR DECISION

Purpose

To seek Board approval for the freehold disposal of land adjacent to 4 Grange Farm to the owners of 4 Grange Farm, Little Woodham Lane, Gosport.

Recommendation

That the Board approves the proposed freehold disposal of land adjacent to 4 Grange Farm to the owner of 4 Grange Farm, Little Woodham Lane, Gosport.
That the Board authorises the Housing Services Manager to finalise terms for the sale of land adjacent to 4 Grange Farm and to authorise the Head of Legal and Democratic Services to enter in to such legal documentation as is necessary to effect the above decision.

1. Background

- 1.1. The owners of 4 Grange Farm have encroached upon Council land by extending their garden over an area of approximately 1000 square metres (shown hatched red on plan at Appendix A). To formalise the situation the owner has approached the Council to purchase the land.

2. Report

- 2.1. At some point within the last ten years the owners of 4 Grange Farm, Mr & Mrs Phillips, encroached upon Council land adjoining their property; on discovering this encroachment Officers contacted Mr & Mrs Phillips and entered in to a dialogue with the aim of resolving the situation.
- 2.2. As part of this dialogue Mr & Mrs Phillips expressed an interest in purchasing the land from the Council.
- 2.3. The Council's Valuer has valued the land at £50,000, confirming this as best consideration, and this sale price has been agreed between Officers and the potential purchasers.

2.4. As part of a previous land transaction Mr & Mrs Phillips already own the access route between No3 and the rear of No4, shown hatched green on plan at Appendix A.

3. Risk Assessment

3.1. There are no risks to the Council involved with the freehold disposal of this land.

3.2. Should the Board not approve the freehold sale the applicant will be instructed to vacate the land and return it to its original condition of open space, which the Council shall once more maintain

4. Conclusion

4.1. The freehold disposal of this land will result in a £50,000 capital receipt to the Council and remove a maintenance liability on approximately 1000 square metres of land.

Financial Services comments:	As contained in the report
Legal Services comments:	Contained within the report
Crime and Disorder:	
Equality and Diversity:	Not Applicable
Service Improvement Plan implications:	
Corporate Plan:	
Risk Assessment:	See report – section 3
Background papers:	
Appendices/Enclosures:	
Appendix 'A'	Site plan
Report author/ Lead Officer:	Andrew Morton

Appendix A

Site Plan

