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7 June 2016

S U M M O N S

MEETING: Economic Development Board
DATE: 15 June 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 MEETINGS OF THE BOARD HELD 3 FEBRUARY 2016 AND 19 MAY 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 13 June 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 13 June 2016).

6. SALE OF FREEHOLD OF LAND ADJACENT TO 38 NAISH DRIVE, GOSPORT PO12 4AP

PART II

To seek Board approval for the freehold disposal of land adjacent to No 38 Naish Drive to the owners of No 38 Naish Drive, Gosport PO12 4AP

Contact Officer:
Ian Lycett
Ext 5200

7. LAND AT GOSPORT LEISURE PARK

To consider the marketing of land at Gosport Leisure Park.

Contact Officer:
Linda Edwards
Ext 5400

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

AGENDA ITEM NO. 06

Board/Committee:	ECONOMIC DEVELOPMENT BOARD
Date of Meeting:	15 JUNE 2016
Title:	SALE OF FREEHOLD OF LAND ADJACENT TO 38 NAISH DRIVE, GOSPORT PO12 4AP
Author:	CHIEF EXECUTIVE
Status:	FOR DECISION

Purpose

To seek Board approval for the freehold disposal of land adjacent to No 38 Naish Drive to the owners of No 38 Naish Drive, Gosport PO12 4AP

Recommendation

That the Board:-

- a) declares the land adjacent to 38 Naish Drive, Gosport (identified in Appendix A) as surplus to the Council's requirements
- b) approves the proposed disposal

1.0 Background

- 1.1 The Council has been approached by the owners of 38 Naish Drive ('the applicants') to purchase the land edged red on Appendix A so they may enlarge their rear garden.

2.0 Report

- 2.1 The land to be sold is part of a planted landscape plot approx. 11 square metres and is currently forming part of the estate amenity land (photo at Appendix B)
- 2.2 For this amenity land to be sold freehold, it needs first to be declared surplus by the relevant Council Board
- 2.3 As the land is currently held for Housing Purposes the disposal will proceed under Section 32 of the Housing Act 1985, and the consent of The Secretary of State for Communities and Local Government will accordingly be necessary. The Secretary of State has issued a number of General Consents under that Section and the Council can accordingly dispose of the land so long as it receives a consideration equal to its Market Value.
- 2.4 The Council's valuer, has confirmed that the sale price of £1500 satisfies this requirement.
- 2.5 In order to change the use of the land from amenity use to private garden with appropriate fencing, planning permission will be required. The applicant is aware that they will need to make and pay for this planning application.

2.6 The Council will ensure appropriate covenants are put in place to protect the authority's future interest and the following conditions will be included in the transfer of the land to the applicants:

2.6.1 To only use the land as a private garden

2.6.2 Not to build or erect any permanent structure on the land, save a garden shed or similar garden outbuilding or garden feature

2.6.3 Not to create any pedestrian or vehicular access from the land on to the Council's neighbouring land

2.6.4 To abide by any conditions imposed by the Council's planning section in regard to any boundary treatment

2.6.5 Any other term inserted by the Borough Solicitor and Deputy Chief Executive in order to protect the Council's interests.

3.0 Risk Assessment

3.1 This site would not hold a value for future development as it is not large enough, nor does its sale prevent any potential development of adjacent council land

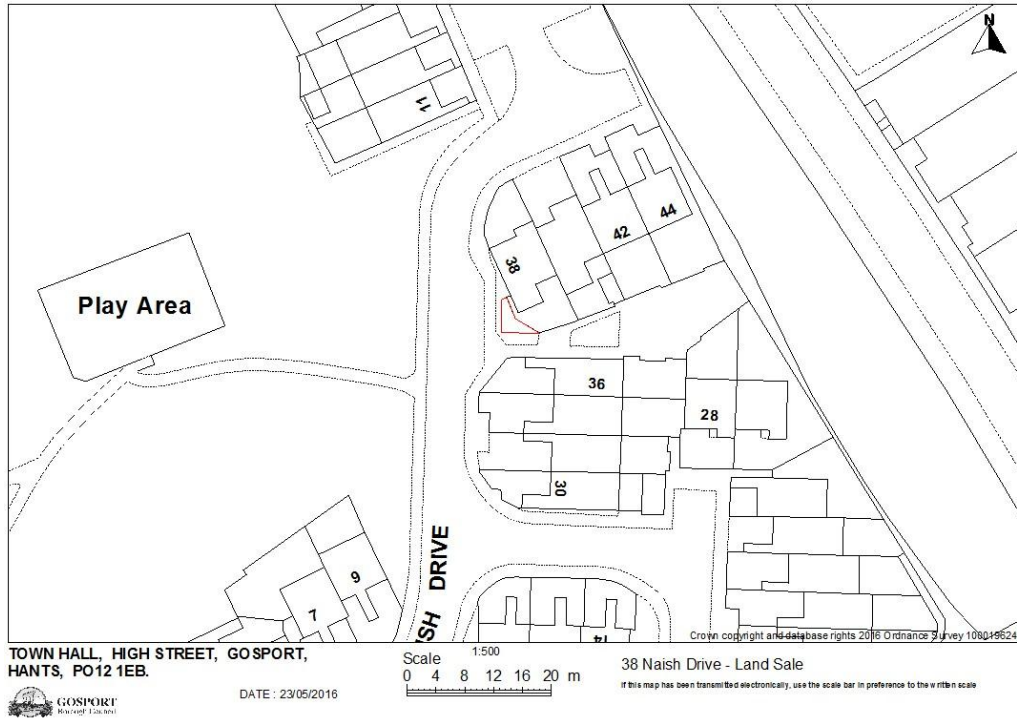
3.2 There are no risks to the Council involved with disposal of this land.

3.3 Should the Board not approve the sale, the land will remain an amenity landscape plot and the Council will continue to maintain it.

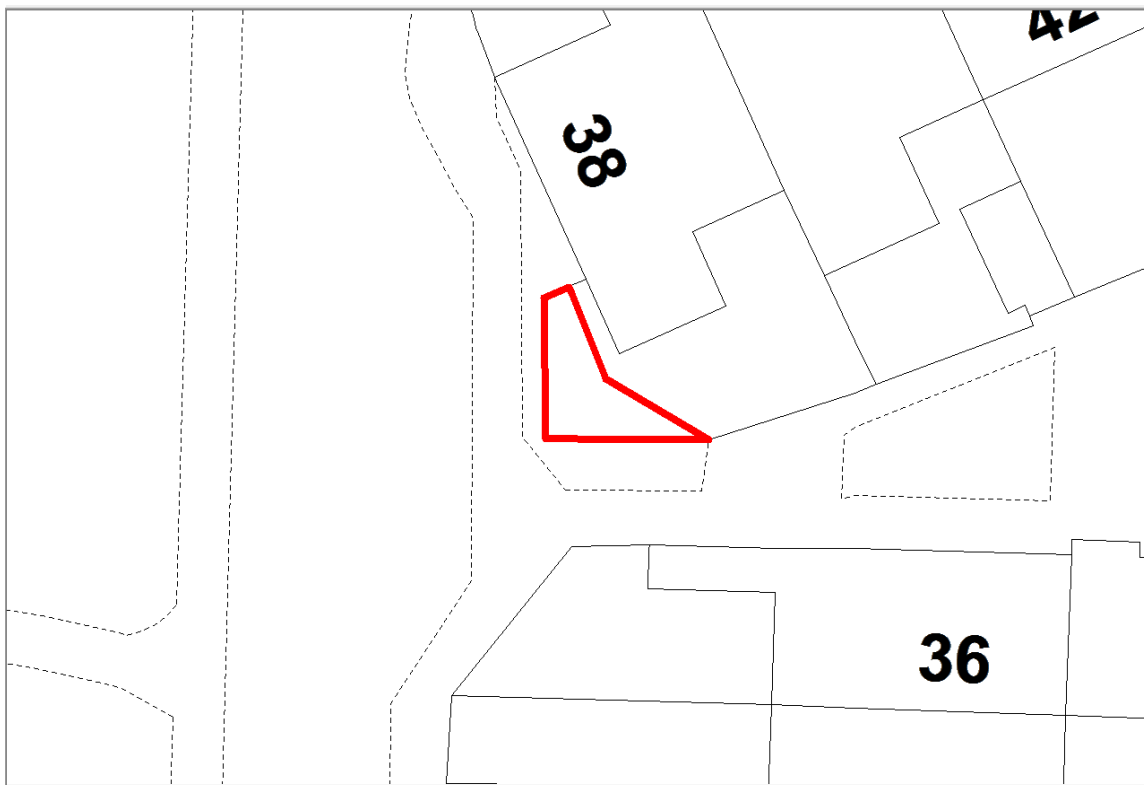
4.0 Conclusion

4.1 It is recommended that the Board approve the freehold disposal of this land

Financial Services comments:	The sale will provide £1,500 income to the Housing Revenue Account
Legal Services comments:	Contained within the Report
Service Improvement Plan implications:	None
Crime & Disorder:	None
Equality & Diversity:	None
Corporate Plan:	"To work with the community to improve everyone's quality of life....." extract from the Council Mission statement
Risk Assessment:	See 3.0
Background papers	None
Appendices/Enclosures:	
Appendix A	Site Maps
Appendix B	Photograph
Lead Officer:	Mark Johnson, Head of Property Services – Ext 5750



Enlarged image





AGENDA ITEM NO. 07

Board/Committee:	ECONOMIC DEVELOPMENT BOARD
Date of Meeting:	15 JUNE 2016
Title:	LAND AT GOSPORT LEISURE PARK
Author:	BOROUGH SOLICITOR AND DEPUTY CHIEF EXECUTIVE
Status:	FOR DECISION

Purpose

To consider the marketing of land at Gosport Leisure Park.

Recommendation

That the Board agrees:-

1. To market the land shown hatched black on Appendix 1 for a convenience store or café/coffee shop (including drive through facility) use.

1 Background

- 1.1 Gosport Leisure Park comprises the Leisure Centre, Ice Rink, Premier Inn and the Sailmaker Public House.
- 1.2 The management of the grassed areas and parking spaces at the Leisure Park is undertaken by Places for People (PfP) under a 15 year. The land hatched black on Appendix 1 ('the Land') is included in this management lease.

2 Report

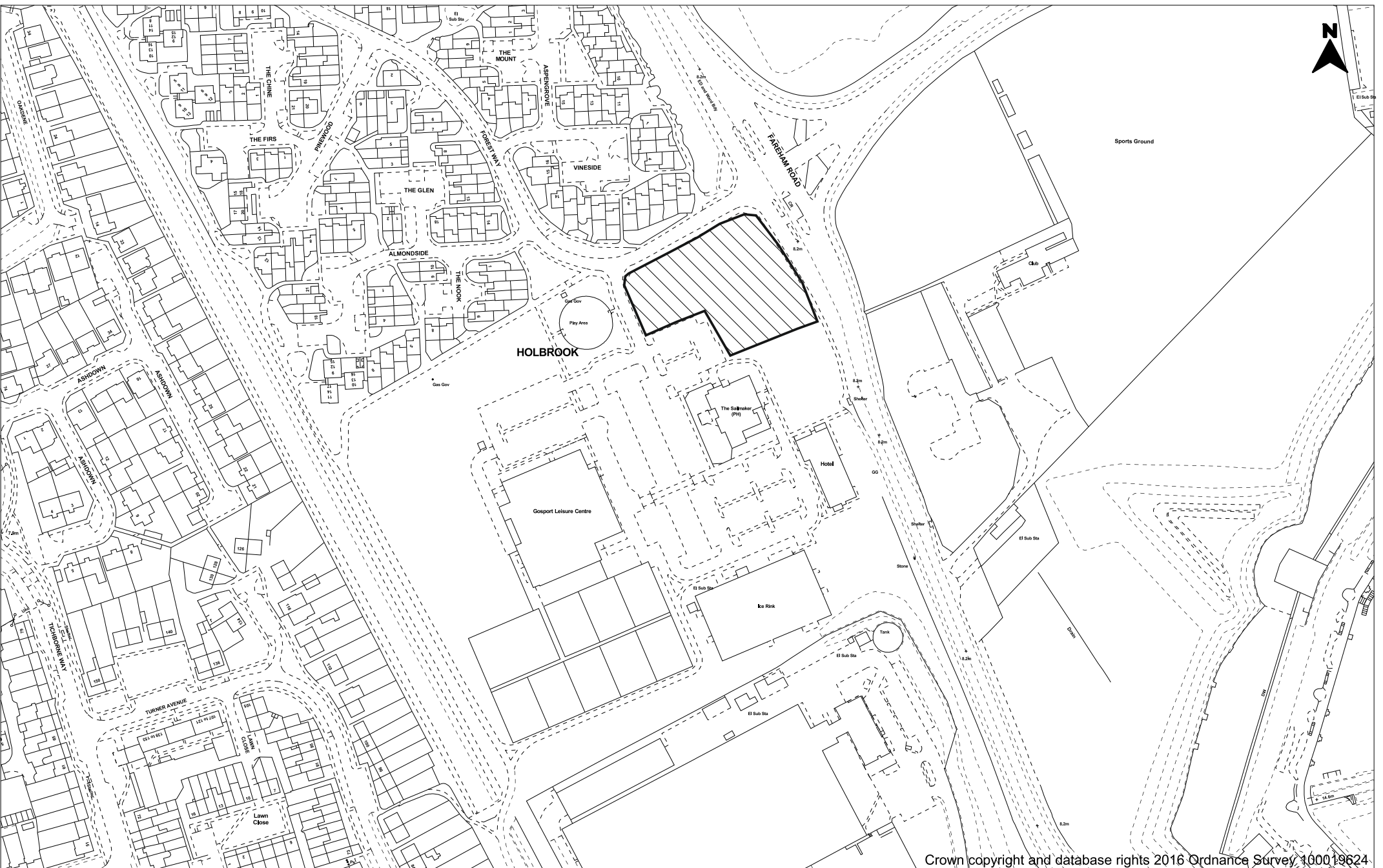
- 2.1 Whilst the Land is currently managed by PfP the Council has the ability to change these arrangements as it was recognised that this was a potential development plot.
- 2.2 Under the arrangement with PfP the Land may be used for any use but it must not compete with the Leisure Centre use. Any development on the Land must provide its own car parking and cannot rely on the existing parking provided at the Leisure Park.
- 2.3 The Land is currently a grassed area which does not appear to be well used by the public. The Leisure Centre does not include a café facility and PfP and the Council have received comments that a café facility would be a welcomed addition at the Leisure Park.
- 2.4 Initial contact with a Commercial Agent confirms that there is evidence of demand for sites for small café/coffee shop including drive through facilities in Gosport and particularly on the A32.

- 2.5 Initial discussions with PfP have been positive. They have advised that there are drainage attenuation tanks on part of the Land which will need to be moved to accommodate any development. This and the requirement to provide car parking on the Land will reduce the developable area.
- 2.6 As part of previous proposals for the Holbrook site the Council did consider a convenience store so it is proposed that the Land is marketed for a convenience or café/coffee shop (including drive through facility use). . The Head of Development Management has indicated that there is no planning objection to the principle of the Land being used for these uses.
- 2.7 Commercial Agents will be appointed to undertake the marketing of the Land and the outcome of the marketing will be reported to a future meeting of the Board.

3 Risk Assessment

- 3.1 The marketing of the Land will enable the Council to maximise its assets and any development of the Land will create job opportunities.

Financial Services comments:	The marketing of the site, if successful, will enable the Council to obtain a capital receipt which can be used to reduce borrowing resulting in a revenue saving.
Legal Services comments:	Before the Land is disposed of it will be necessary to advertise its disposal in accordance with Section 123 of the Local Government Act 1972. PfP will also need to surrender the Land back to the Council and there will be a need to vary the contractual agreements relating to the Leisure Centre.
Crime and Disorder:	N/A
Equality and Diversity:	N/A
Service Improvement Plan implications:	
Corporate Plan:	The proposal will contribute to the corporate priorities relating to People and Prosperity
Risk Assessment:	Contained in Section 3
Background papers:	None
Appendices/Enclosures:	
Appendix 1	Plan
Report author/ Lead Officer:	Linda Edwards

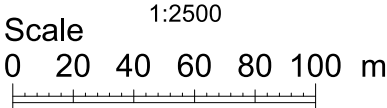


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**TOWN HALL, HIGH STREET, GOSPORT,
HANTS, PO12 1EB.**



DATE : 27/05/2016



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