

## CABINET MEMBER DECISION RECORD TEMPLATE

This form should be used to record Executive decisions taken by Cabinet Members

<p><b>Decision Ref. No:</b></p>
<p><b>Responsible Officer:</b> Gary Platt, Head of Property</p>
<p><b>Subject:</b> Land Adjacent Bournemouth International Airport – Surrender and Grant of Lease</p>
<p><b>Decision taken:</b> To accept the surrender of a lease dated 9<sup>th</sup> July 2009 to Eco Sustainable Solutions Ltd and to grant a new 30-year lease at an initial rent of £50,000 per annum.</p>
<p><b>Reasons for the decision:</b> It contributes towards the Council Priority <i>An Efficient Council</i>, specifically <i>making the best use of our assets</i>. It will assist with the delivery of target EC4a, i.e. <i>achieve a 5% increase in the rate of return earned on all Council assets</i>.</p>
<p><b>Call-in and Urgency:</b> Subject to call-in.</p>
<p><b>Background:</b> Eco Sustainable Solutions Ltd is proposing to extend its existing waste management and recycling facility at Chapel Lane, East Parley, adjacent to Bournemouth Airport.  Their plans include approximately 6 hectares of land under the joint ownership of Bournemouth Borough Council and Dorset County Council. Part of this land is already subject to a lease dated 9<sup>th</sup> July 2009 to Eco Sustainable Solutions Ltd but the terms of this lease are incompatible with the proposed expansion.  It is proposed that this lease will be surrendered for nil consideration to allow the grant of a new, 30-year lease of an enlarged site, shown edged red on the attached plan. This will be let on full repairing and insuring terms at a rent of £50,000 a year, with upward only rent reviews every 5 years. At the end of the lease, Eco will reinstate the site as rough grazing.  These terms are recommended for approval.</p>
<p><b>Options - and reasons for rejection:</b> Not to proceed with the surrender and grant. This would not be in accordance with the Council priority to make the best use of our assets since it would forego an increase in rent. Furthermore, the opportunity to improve the environmental performance of a waste management and recycling facility in a neighbouring borough would be lost.</p>
<p><b>Consultations undertaken:</b> The land is jointly owned with Dorset County Council, which has been fully consulted on this proposal.</p>

**Finance/Resource Implications:**

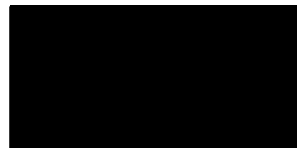
The rent payable under the existing lease dated 9<sup>th</sup> July 2009 <sup>by</sup> ~~to~~ Eco Sustainable Solutions Ltd is £12,132. The rent under the new lease will be £50,000 per annum, resulting in an immediate increase of £37,868 per annum. Since this land is in joint ownership with Dorset County Council, Bournemouth's share of this uplift is £18,934. The new rent is subject to 5-yearly reviews to the open market rental value.

**Name:****Signature: (of Chief Finance Officer)****Date:**

5/9/16

**Legal implications:**

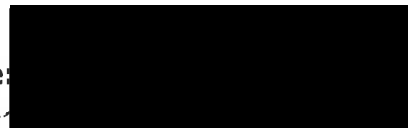
The Council has the general power to accept surrenders and grant new leases. In this instance, Bournemouth is a joint owner with Dorset County Council so both authorities will need to give approval to proceed with this transaction. Neither can act unilaterally.

**Name:****Signature:****Date:**

6/9/16

**Risk assessment:**

A risk assessment shows this to be low-risk

**Name:** Gary Platt**Signature:****Date:** 26/08/2016**Impact Assessments:**

An Equalities Impact Needs Assessment Screening Record has been completed. This shows there will be no impact, positive or negative, in terms of equalities issues.

Eco's planning application has undergone a rigorous environmental impact assessment. In recommending the grant of planning consent, the report to Dorset County Council's Regulatory Committee on 30<sup>th</sup> July 2015 states that the proposed development will significantly improve the overall environmental performance of the Eco existing site. It also acknowledges its contribution towards community waste self-sufficiency and localised renewable and low carbon energy generation. It concludes that the overall weight in favour of the proposed development is considered to be very strong.

**Information for/not for publication:**

For Publication

**Background papers:**

EINA Screening Record

Report to Dorset County Council's Regulatory Committee on 30 July 2015

<http://countyplanning.dorsetforyou.com/ePlanningOPS/tabPage3.jsp?aplId=5298>

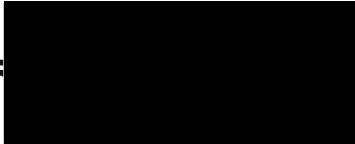
Initial Risk Assessment

Any conflict of interest declared by a Cabinet Member who is consulted by the Member taking the decision	Name of Cabinet Member	Nature of interest	Details of any dispensation granted by the Monitoring Officer
No	N/A	N/A	N/A

**Decision taken by:**

Councillor John Beesley, Leader of the Council and Portfolio Holder for Resources

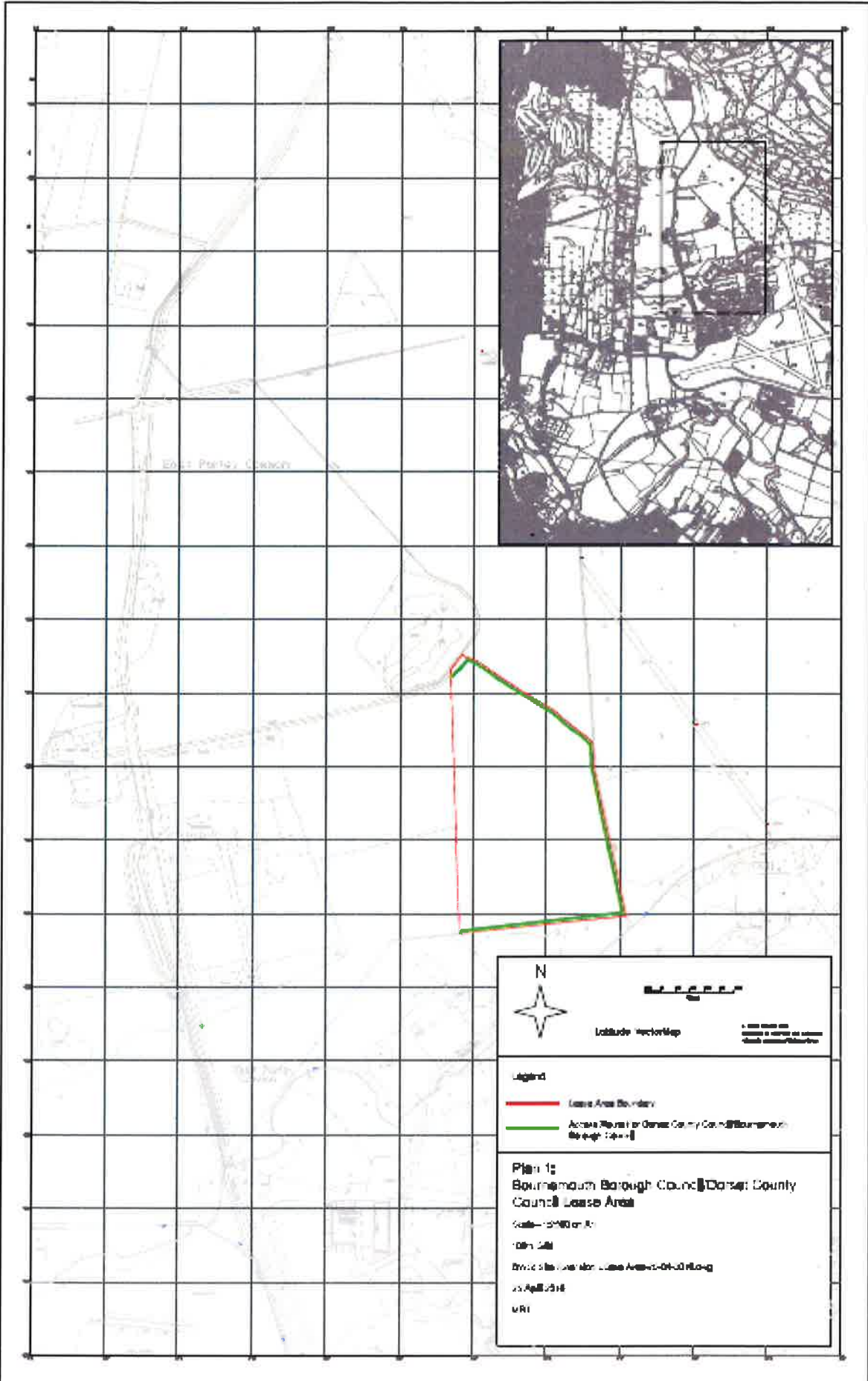
**Signed:**



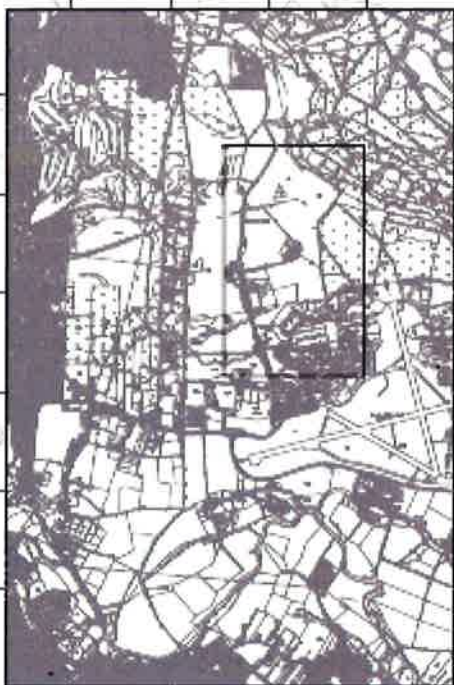
**Date of decision:** 15.9.16,

**Date of publication of record of decision:**


**Date decision effective:**



East Pointy Clewley



N



Latitude vectorMap

Aerial photo and  
 vectorMap are  
 used to create the vector  
 data used in this map

**Legend**

- Lease Area Boundary
- Access Route to Dorset County Council Bournemouth Borough Council

**Plan 12**  
 Bournemouth Borough Council / Dorset County Council Lease Area

Scale: 1:250000  
 Date: 2011  
 Drawn by: [Name] / [Name]  
 13 April 2011  
 URL