

CABINET MEMBER DECISION RECORD

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

Decision Ref. No:

Responsible Officer:

Greg Cezair, Development & Investment Manager

Subject: Terrace Garden Car Park, Upper Terrace Road

Decision taken:

To market the Terrace Gardens car park without the benefit of planning consent.

Reasons for the decision:

The decision responds to the following Corporate priorities identified in the Corporate Plan:

EC4 Making the best use of our assets – since the asset is surplus to requirements it is to be sold to generate a capital receipt.

Call-in and Urgency: The decision is subject to the Council's call in procedure

Background:

On 26th April 2017 Cabinet declared Terrace Gardens car park to be surplus and approved of the disposal of the site, by way of a grant of a 150-year lease, after an outline planning permission had been obtained by Council officers.

Subsequently, an approach has been received from an adjacent owner interested in a development of the combined sites. Since the Council would be pursuing a planning application within its own site boundaries, this would not be relevant to this special purchaser. Alternatively, a planning application for the combined site would mean that the development could only go ahead with the acquiescence of the adjoining owner. Therefore, it is now proposed to market the site without planning consent and invite bids on an unconditional basis or subject to planning.

Options - and reasons for rejection:

To procure a planning consent and sell the site with the benefit of that consent. The emergence of the special purchaser could lead to an enhanced capital receipt. Also, a development with the adjacent site could provide vehicular access from Terrace Road and accommodate better car parking arrangements for the new development, which is likely to be challenging for a stand-alone

site. Therefore, to seek a planning consent could add cost and delay to the project, potentially without enhancing the capital receipt.

Consultations undertaken:

The views of Ward Councillors for Westbourne & West Cliff and the residents of the neighbouring residential properties to this disposal were detailed in the report to Cabinet in April.

Finance and Resourcing Implications:

The Cabinet report estimated the sales proceeds to be in the region of £750,000. A bid from a special purchaser could result in a higher capital receipt than envisaged.

The cost of making an outline planning application, estimated at around £65,000, will not now be incurred.

Name: ADAM RICHENS

Signature: (of Chief Finance Officer)

Date: 14/08/17

Legal implications:

The Council has the necessary legal powers to undertake this sale.

Name: JANYA COULTER

Signature: (of Monitoring Officer)

Date: 14/08/17

Risk assessment:

An initial risk assessment was completed for the Cabinet report which identified that this is high risk in terms of the transaction failing to proceed. However, the Council's exposure to risk is limited and if the sale does not complete will be able to review its options for the site, including potentially re-marketing the site, approaching under-bidders or developing the site itself.

Name: Gary Platt

Signature: (of Head of Property)

Date: 15/8/17

Impact Assessments:

An Environmental Impact Assessment recognises that the premises are currently empty and do not contribute to a safe and supportive environment. The sale will allow a new use to come forward that is likely to be a positive contributor.

Information for/not for publication:

- For publication.

Background papers:

<https://www.bournemouth.gov.uk/councildemocratic/CouncilMeetings/CommitteeMeetings/Cabinet/2017/04/26/agenda/agenda-and-reports-public.pdf>

- The report to Cabinet on 26 April 2017 entitled, "Terrace Garden Car Park, Upper Terrace Road"
- Equality Impact Needs Assessment Screening
- Environmental Impact 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 Phillip Broadhead

Cabinet Portfolio: Local Government Reorganisation & Economic Growth

Signed:

Date of decision:



17.08.17.

Date of publication of record of decision: 18 August 2017

Date decision effective – that is 5 working days after the date of publication of the record of decision unless the decision is called-in for consideration by the relevant Overview and Scrutiny Panel: 29 August 2017