

13 October 2014

Agenda Item: 5f

REPORT OF SERVICE DIRECTOR TRANSPORT, PROPERTY AND ENVIRONMENT

OPERATIONAL DECISIONS TAKEN OUTSIDE THE FINANCE AND PROPERTY COMMITTEE CYCLE MAY – SEPTEMBER 2014

Purpose of the Report

1. As Members will recall at the meeting of this Committee in January 2014 approval was given to amend the list of day to day operational decisions which can be taken by the Director, subject to the chair of Finance & Property Committee determining whether operational decision should still be reported to Committee . It was also agreed that a report should be submitted to the Finance & Property Committee on a quarterly basis outlining all operational decisions made, supplemented annually by a review report on Estate Management operational decisions. In accordance with this decision this is the quarterly report to inform the Finance & Property Committee of Operational Decisions taken outside the Finance & Property Committee Cycle, between May and September 2014.

Information and Advice

2. This report contains an exempt appendix, which is not for publication by virtue of paragraph 3 of Schedule 12A of the Local Government Act 1972 (as amended) (Information relating to any individual and the business affairs of a particular person (including the authority holding that information)). The exempt appendix provides details of the terms agreed. Disclosure of this information would prejudice the parties' commercial interests.
3. This report seeks to inform Committee Members of the decisions taken over this period. Details of the decisions taken are shown below: -

Please note relevant Ward Members have been invited to comment on these proposals.

SP	TITLE	DESCRIPTION
June		
2668	Proposed Sale of Land at Reclaimed Colliery Tip (Hucknall), Hucknall By-pass (A611), Hucknall	The land to be sold forms part of the former reclaimed Hucknall Colliery Tip site which has a total site area of approx. 20.44 hectares (50.49 acres). The site has joint ownership, Bolsover Properties Limited have freehold ownership of approx. 4.17 hectares (10.30 acres) & Nottinghamshire County Council 16.27 hectares (40.19 acres). Bolsover Properties Limited approached the County Council to purchase two parcels of our adjacent land totalling 2.15 hectares (5.31 acres). This will tidy up the ownership as at present there is no definitive boundary between our 2 sites. They will also erect suitable fencing to the new

		eastern boundary following the freehold sale.
2672	Easement to lay drainage pipe into Nunn Brook, Brookside Way, Huthwaite	The granting of an easement to facilitate the installation of a new water treatment plant on the Bakkavor/Welcome Foods factory site to enable the site effluent water to be discharged to the local Nunn Brook stream.
2667	Land at Corner Old Melton Road, Widmerpool	The one acre area triangular piece of land is a wooded area left over from the A606 Widmerpool island improvement and surplus to any future highway improvement, therefore surplus to the County Councils requirements.
2669	Disposal : 37.5 sq m surplus highway land fronting 14 Marsh Lane, Farndon, Newark, Notts, NG24 3SZ	The land in question has been let on Licence to the owner of 14 Marsh Lane. The same applies to No's 10 & 12. This was following a Highway Improvement Scheme in 1972. Highways have confirmed that the land is surplus to requirements & can therefore be sold to the 3 residents. Approval has already been obtained to dispose of the land fronting 12 Marsh Lane.
2671	Centenary House, West Bridgford - Minor Variation To Sale Terms	Extension to deadline to secure relocation of sub-station access
2673	Land between West Carr Road & Ordsall Road, Retford	Inclusion of access road in land to be sold as part of residential development site subject to reserved rights for ongoing access and services to the post 16 centre and Leisure Centre.
July		
2675	Centenary House Wilford Lane, West Bridgford – Sub Station Lease Renewal	Renewal of Lease for Sub-Station at Centenary House
2679	Lynncroft Primary & Nursery School – Conversion to Academy Status	The Academies Act 2010 allows maintained schools to become Academies by applying to the Secretary of State for Conversion. The Act does not allow the Authority any options as regards the transfer and therefore this is for information purpose only.
2680	Lease Renewal – Electricity Sub-Station – Rufford Country Park	Lease Renewal to Western Power Distribution – Electricity Sub-Station at Rufford Country Park.
2676	Licence to BJ Wrap Around CIC at Robert Mellors Primary School	Licence for BJ Wrap Around CIC offering breakfast and after school and holiday club. Starting from 24 July 2014 for a term of 3 years
2683	Former Police Contact Point adjoining Ravenshead Library – Grant of Lease	A new 5 year lease is to be granted.
2682	Wilford Lane	Selection of Agent(s) for marketing and disposal of the land. Tender proposals were invited from seven firms of local agents for the marketing of all, or part, of the above land either on a sole agency fee basis or a joint agency fee basis. Tender proposals were received from six of the seven agents and have been considered having regard to content, marketing proposal/strategy, recommendations relating to recreation area, general observations /suggestions, fees on a sole or joint agency basis and anticipated marketing disbursements.
2684	St Joseph's Retford	Proposed conversion to Academy status

2696	Proposed Licence to the Former Frederick Harrison Infants School, Wadsworth Road, Stapleford, Nottingham NG9 8DB	Proposed licence
2691	Electricity Sub Station Lease Renewal – Stapleford Youth Centre	Electricity Sub Station Lease Renewal
2690	Refresh approvals – Electricity Sub Lease Renewal	Electricity Sub Station Lease Renewals at: Trent Bridge House, Radcliffe Road, West Bridgford Robert Miles Junior School, Market Place, Bingham Albany Junior School, Pasture Road, Stapleford Oakdale Learning Centre, Ladybrook Lane, Mansfield Arno vale Junior School, Saville Road, Arnold Ladybrook Lane Sports Ground, Mansfield
2685	Rylands Junior School, Trent Road, Beeston, Nottinghamshire	Renewal of expiring lease on sub-station.
2692 2693 2694	Proposed Garden Licences to the rear of 10, 12 & 16 Parkgate, Hucknall, Nottingham NG15 8DS	Since 2006 NCC has granted Garden Licences to 11 residents whose properties on The Drift, Parkgate & Piper Close, Hucknall, back onto the Robin Hood Railway Line. Between the railway line & their rear boundaries is a strip of vacant land & this has been let to individuals who have requested to extend their rear gardens. A similar request has now been received from the resident of 10 Parkgate.
2701	Southwell Rugby Club – Easement for new water pipe	Permanent Easement for new water pipe to serve proposed rebuild of Southwell Rugby Clubhouse.
2699	Newtown Playing Fields, Richard Street, Retford, Notts, DN22 7EJ.	Newtown Playing Fields comprises a total of some 5.49 hectares (13.57 acres). 3.17 hectares (7.83 acres) is owned by the County Council, the remainder by King Edward VI Grammar School Trust (KEVI) which includes a pavilion. Retford Athletics Club (RAC) holds identical 5 year leases from both parties with effect from 16/01/2012 from both NCC & KEVI and both leases are underlet to Retford United Football Club. Original negotiations began with the RAC requiring a 25 year lease, but following a request from them, this was reduced to 5 years. However, they have now enquired if NCC will grant them a 25 year lease so that they can attract increased funding.
2687	Proposed Addition to the Electricity Master Wayleave – Coronation Road/Annesley Road, Hucknall	Western Power Distribution have requested a Wayleave along a footpath between Annesley Road and Coronation Road.
2686	Sherwood Industries, South Road West, Rainworth, Mansfield, Nottinghamshire	Western Power Distribution have requested a retrospective Wayleave for the diversion of cabling and installation of a new pole.
2689	Broomhill Farm Phase 1, Hucknall - Licence For Site Compound	The County Council are to licence an area of land within Phase 2 of the Broomhill Farm development for use as a site compound. The compound will be occupied by the developer of Phase 1 in connection with their residential development, and vacated prior to the sale of the Phase 2 site.
2688	34 Watson Road, Worksop,	The County Council intends to grant a short term licence of 34

	Nottinghamshire, S80 2BE	Watson Road, Worksop to the Developer of the new Worksop Bus Station. This building will be used as the site office for the duration of the build contract.
2702	Land to the rear of The Eastbourne Centre, Off Lawn Avenue, Sutton-in-Ashfield, Notts, NG17 5FU – Overage Payment	The land was sold at Auction on 18 February 2014 subject to an overage clause once planning permission was obtained. Conditional Outline Planning has now been granted for 5 detached residential dwellings, so the overage clause has now been triggered & the County Council is entitled to receive an enhanced payment.
2698	Electricity Sub Station Lease Renewal – Beeston Youth and Community Centre	Electricity substation situated within a corner of the car park of the Beeston Youth and Community Centre occupying an area of approximately 30 sq yards
August		
2697	Disposal : 1,160 sq m land adjacent to the Haxey Gate Bridge, Haxey Gate, Misterton, Notts, DN10 4BA	The land in question was purchased by NCC in 1936 to construct a new bridge over the River Idle. The land to either side of the bridge is held by Highways & NCC have been approached by the owner of nearby Haxey Quays Camping & Caravan Site to purchase this land so that he can construct a footpath along the side of the bridge to the River Idle, upon which it will run beneath the bridge toward the footbridge on the Environment Agency's land. In creating this footpath it will enable his clientele to safely get to & from the golf course & Haxey Gate Inn. Both Highways and Bridges & Structures are not opposed to such a disposal.
2707	Car Park to rear of The Bramley Centre, Southwell – Grant of Licence for management of car park	Further to the Finance and Property Committee approval of 24 March 2014, a Licence is to be granted to Newark and Sherwood District Council for the management of the car park to the rear of The Bramley Centre.
2710	Units 1 & 2, Woodland Court, Coach Crescent, Shireoaks Triangle, Worksop – New Lease	The initial granting of a Tenancy at Will to allow immediate occupation of unit 2 Woodland Court and thereafter once the existing tenant has handed unit 1 back with vacant possession, the granting of a six year lease of both units 1 & 2 Woodland Court to Crowle Wharfe Engineers Limited. Woodland Court, Shireoaks Triangle, comprises four terraced units constructed in 1998, providing brick and metal lined vertical cladding, 6 metres to eaves and 14 car parking spaces per unit.
2725	Land adjacent to Station House, Wighay Road, Linby	The owner of Station House, Linby has applied to purchase a piece of land they have occupied for 40 years. The land is of no benefit to any other potential purchaser and restrictions will be placed in the conveyance limiting its use to its current purpose.
2721	Land adjacent to the former Bestwood Hotel, Bestwood Village	The owner of the former Bestwood Hotel wishes to purchase a 368 square metre strip of land running down the side of the property. To all intents and purposes it is part of the hotel curtilage and has never been part of the country park. It serves no purpose for the County Council and is surplus to service requirements.
2709	Residential Development Site to West of Church Street, Eastwood, NG16 3PH	Temporary Licence for developer of residential development site to erect 'Coming Soon' sign board on verge of access road adjacent Church Street advising of proposed residential development. A sale of the residential development site to Rippon Homes has been approved and contracts exchanged conditional on grant of planning permission.
2719	Cotgrave Health Centre,	Nottingham Breast Screening service are seeking permission to

	Shopping Precinct, Cotgrave	<p>site a breast screening unit in the car park of the health centre from November 2014 for 5 months.</p> <p>The Breast Screening Service have been using this location to screen ladies in Cotgrave for over 15 years – in 2012/2013 installed electricity and a water supplies into the car park for the sole purpose of locating and running a new upgraded mobile breast screening van.</p>
2717	Room A6 Chadburn House, Weighbridge Road, Mansfield NG18 1AH	The adoption service is currently located in Chadburn House and requires additional space for staff – it is proposed to take on an additional room under a temporary licence agreement. A more intensive use of the existing facilities is not considered practical given current and anticipated workloads.
2720	Ranby C of E Primary School, Blyth Road, Ranby, Retford, Notts, DN22 8HZ – Proposed Pedestrian Access Licence	To the rear of the Ranby C of E Primary School, there is a field owned by the Trustees of the Ranby Fun Field. In order to keep this maintained The Trustees require access along the pedestrian footpath adjacent to the school drive. Terms have been agreed for them to take a pedestrian access along this footpath.
2712	Durban House, Mansfield Road, Eastwood, Nottingham, NG16 3DZ – Proposed Licence	The Registrar's Service is currently located within the NHS building on Nottingham Road, Eastwood. The building is due to be demolished in the near future. Alternative accommodation has been sought in a ground floor room within Durban House on Mansfield Road, Eastwood. The premises are owned by Broxtowe Borough Council & a Licence to use the room is to be taken and used for the purposes of a registry office.
2723	Elm Avenue, Newark – Grant of Lease	A new lease to RHP Sports and Social Club and has been agreed a 2 year term subject to the right for either the landlord or tenant to terminate the lease after 1 year, on giving 3 months prior written Notice.
2724	10 Year Lease of Canal Paddock, Radcliffe Road, Gamston, Nottinghamshire	New lease to be granted for grazing land at Canal Paddock, Radcliffe Road, Gamston, Nottinghamshire, NG2 6NP
2713	All Saints Harworth C of E Primary School - Conversion to Academy Status	Proposed conversion to Academy status
2714	St Mary Magdalene C of E Primary School - Conversion to Academy Status	Conversion to Academy status
2715	Robin Hood Primary & Nursery School - Conversion to Academy Status	Conversion to Academy status
2708	Northern Area Highways Depot, Bilsthorpe Business Park, Eakring Road, Bilsthorpe	In accordance with the rent review provisions of the lease for the above the rent is to be increased wef 15 July 2014.
2705	Electricity Sub Station Lease Renewal – Chuter Ede Primary School	Renewal of existing 21 year electricity substation leases in accordance with the terms of the existing agreements
2704	Refresh Approvals – Electricity Sub Station Lease Renewals	Renewal of existing 21 year electricity substation leases in accordance with the terms of the existing agreements
2718	Cricket Pavilion, Forest Corner, Edwinstowe,	NCC have received a request from BT who want to connect the Cricket Pavilion at Forest Corner to their network.

	Mansfield, Notts, NG21 9RN	
September		
2731	Unit 1, Trent Court, Boughton, Nr Ollerton – New Lease	Grant of a 3 year lease.
2728	Caretakers Properties – Rent Review	The implementation of the periodic rent review of caretaker accommodation throughout the County in line with the Personnel Handbook.
2729	Radcliffe on Trent Junior School – Licence to Out of School Club	Licence formalising the occupation for an Out of School Club

Other Options Considered

4. This report is information only.

Reason/s for Recommendation/s

5. This report is for information only.

Statutory and Policy Implications

6. This report has been compiled after consideration of implications in respect of crime and disorder, finance, human resources, human rights, the NHS Constitution (Public Health only), the public sector equality duty, safeguarding of children and vulnerable adults, service users, sustainability and the environment and ways of working and where such implications are material they are described below. Appropriate consultation has been undertaken and advice sought on these issues as required.

RECOMMENDATION/S

1. That the information set out in this report is noted.

Jas Hundal

Service Director, Transport, Property and Environment

For any enquiries about this report please contact: Andrew Stevens 0115 977 2085

Constitutional Comments (CEH 17.09.14)

7. The report is for noting purposes only.

Financial Comments (TR 23.09.2014)

8. This report is for noting only and therefore no decision is sought.

Background Papers and Published Documents

9. None.

Electoral Division(s) and Member(s) Affected

10. n/a

File ref.: /SL/SL/
Ward(s): Other
Member(s): n/a Outside Nottinghamshire
SP: 2726
Properties affected: 09998 - Various NCC Properties/non-property item