

25 February 2013

Agenda Item: 8

**REPORT OF SERVICE DIRECTOR TRANSPORT, PROPERTY AND
ENVIRONMENT**

FORMER PORTLAND SCHOOL SITE, SPARKEN HILL, WORKSOP

Purpose of the Report

1. To seek the approval of the Finance and Property Committee in relation to the former Portland School site, Sparken Hill, Worksop, Nottinghamshire, S80 1AW to the following and in the order shown: -
 - (a) Authorise the Corporate Director, Environment & Resources, (or his nominee) and the Group Manager, Legal and Democratic Services to approve the form of the Section 106 Agreement as per the attached Exempt Appendix in consultation with the Chair (or Vice Chair in his absence) of the Finance and Property Committee.
 - (b) Authorise the Corporate Director, Environment & Resources, (or his nominee) to agree terms as per the attached Exempt Appendix for the appointment of agents to market the property for sale by private treaty.

Information and Advice

2. Some information relating to this report is not for publication by virtue of paragraph 3 of Schedule 12A of the Local Government Act 1972. Having regard to the circumstances, on balance the public interest in disclosing the information does not outweigh the reason for exemption because divulging the information would significantly damage the Council's commercial position. The exempt information is set out in the exempt appendix.
3. Nottinghamshire County Council (the Council) own land to the east of Sparken Hill, Worksop comprising approximately 3.63 hectares (8.97 acres) and being the site of the former Portland School and located to the north of Ryton Park Primary School.
4. This property has been declared surplus and is in the Capital Programme for disposal.
5. An outline planning application for residential development was submitted in 2011 to Bassetlaw District Council and it was confirmed on 16 June 2011 that the application had been reported to Bassetlaw District Council's Member Advisory Group, who had confirmed that they were willing to support the recommendation that planning permission be granted, subject to completion of a Section 106 Agreement.

6. The draft Section 106 Heads of Terms were agreed in principle on the 29th August 2012.
7. It is now intended to agree the final form of the Section 106 Document – as either an Agreement or a unilateral undertaking (“the s106 Agreement”) - and arrange for signing of the same.
8. In conjunction with progression to completion of the Section 106 Agreement agents will be appointed to commence marketing the site for sale freehold with vacant possession.

Other Options Considered

9. As detailed in the Exempt Appendix.

Reason/s for Recommendation/s

10. To promote the grant of the outline planning permission and commence marketing of the site.

Statutory and Policy Implications

11. This report has been compiled after consideration of implications in respect of finance, equal opportunities, human resources, crime and disorder, human rights, the safeguarding of children, sustainability and the environment and those using the service 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 in relation to the former Portland School site, Sparken Hill, Worksop, Nottinghamshire, S80 1AW approval is given by the Finance and Property Committee to the following: -
 - (a) Authorise the Corporate Director, Environment & Resources, (or his nominee) and the Group Manager, Legal and Democratic Services to approve the form of the Section 106 Agreement as per the attached Exempt Appendix in consultation with the Chair (or Vice Chair in his absence) of the Finance and Property Committee; and to
 - (b) Authorise the Corporate Director, Environment & Resources, (or his nominee) to agree terms as per the attached Exempt Appendix for the appointment of agents to market the property for sale by private treaty.

Jas Hundal
Service Director, Transport, Property and Environment

For any enquiries about this report please contact: Peter Grinnell 07753 625269

Constitutional Comments (CEH 12.02.2013)

12. The recommendations within the report are within the remit of the Finance and Property Committee.

Financial Comments (TR 07.02.2013)

13. The financial implications are set out in the exempt appendix.

Background Papers

14. None.

Ward(s) and Member(s)

15. Worksop West
Councillor Kevin Greaves

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SP: 2398

Properties affected: 52068 - Remaining NCC site