



HARTLEPOOL BOROUGH COUNCIL

OFFICER DECISION RECORD

Department: Regeneration & Neighbourhoods Directorate

Division: Strategic Asset Management

Date of Decision / Issue of Licence: July 2019

Officer Making Decision: Tim Wynn (Strategic Asset Manager)

Subject / Description & Reason for Decision: Licence to occupy land at 6 Hart Lane, Hartlepool.

As part of a scheme to alleviate traffic issues along Hart Lane, the Council introduced parking restrictions along Hart Lane around 2013.

In order to assist residents who were affected by these measures, which included the owner of no.6 Hart Lane, the Council acquired a property to the rear of Hart Lane and carried out resurfacing works to provide a parking area on the land shown coloured blue on the attached plan and also a small garden area on the land shown coloured red.

The owners of 6 Hart Lane, Peter and Emma Ramsey, have occupied it ever since, according to them, with the consent of the Councils Engineers team. The occupation has however never been formalised by an agreement.

They are now in the process of selling their property and their occupation of this land has been queried by the purchaser's solicitor. As a consequence, the Ramsey's have contacted the Council to regularise their occupation of the land by a formal agreement, or the sale of the property is likely to fall through.

Agreement has therefore been reached to grant them a 364 day licence at a nominal rent of £50 plus a payment of £100 in relation to the Councils costs. The relatively short licence period will allow officers to review how we deal with the land in the long term.

ODR No.: TO BE COMPLETED BY DST

It is therefore recommended that delegated authority is exercised to implement the licence from 22nd July 2019.

Type of Decision: Non Key

Nature of Delegation Being Exercised: Committee Delegated Authority

The Director of Regeneration and Neighbourhoods and the Chief Solicitor have delegated powers for a variety of transactions within £100,000 in capital value and £50,000 in rental value (annual figure). The powers are to approve land and property disposals and acquisitions, leases, lettings, licences, wayleaves, easements, undertaking and concluding rent reviews, lease renewals and the release and amendments of restrictions, covenants and other land and property matters.

Delegated Powers Authorisation was given on 24 May 2019 by the Director of Regeneration and Neighbourhoods and the Chief Solicitor to the Strategic Asset Manager.

Alternative Options Considered & Rejected:

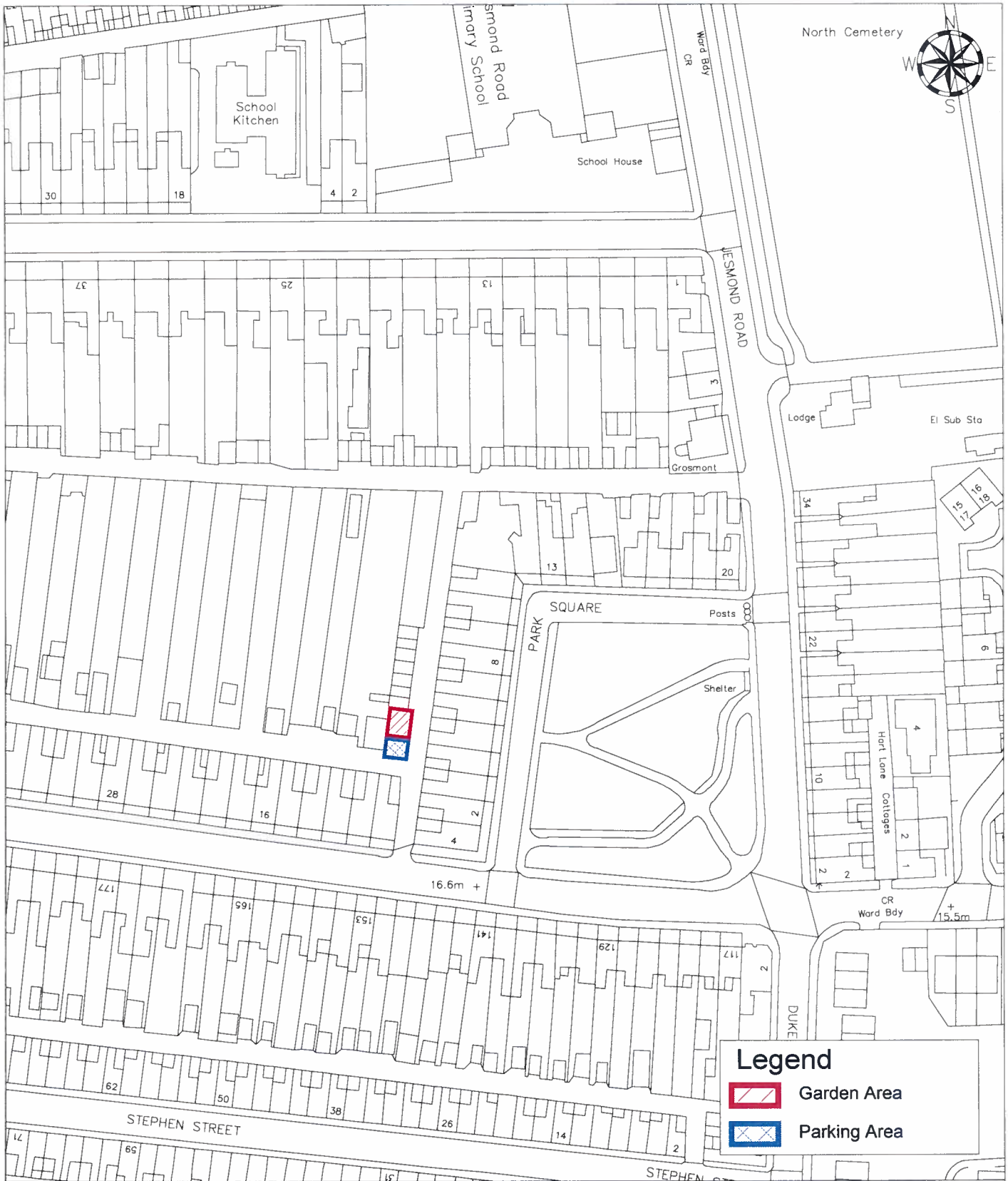
The Council could have refused the request or granted a licence for a shorter term. This was discounted as it would likely to have frustrated the sale of the property and potentially resulted in adverse publicity for the Council. There was an option to grant a longer term however it was also discounted as the Council may wish to dispose of the unencumbered freehold.

Any Declared Register of Interest No



OFFICER WITH THE DELEGATION

NAME: Tim Wynn 

POSITION: Strategic Asset Manager



Legend

-  Garden Area
-  Parking Area

LOCATION	Land Rear of 6 Hart Lane, Hartlepool	DRAWN BY	CT	DATE	18/07/19
DEED PACKET	CE172381	OS MAP	NZ 5132 SW	SCALE	1:1250
		DRWG NO	E/S/886		



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