



HARTLEPOOL BOROUGH COUNCIL

OFFICER DECISION RECORD

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| Department: | Regeneration and Neighbourhoods Directorate |
| Division: | Strategic Asset Management |
| Date of Decision / Issue of Licence: | 19 th June 2020 |
| Officer Making Decision: | Tim Wynn (Strategic Asset Manager) |
| Subject / Description & Reason for Decision: | <p>Land at Hart Lane, Hartlepool</p> <p>As part of a scheme to alleviate traffic issues along Hart Lane, the Council introduced parking restrictions in 2013. In order to assist residents who were affected by these measures, the Council acquired a property to the rear of Hart Lane and carried out resurfacing works to provide a parking area shown verged blue (cross hatched) on the attached plan and a small garden area, shown red (hatched) on plan.</p> <p>The arrangement was not formalised until last year when the Council granted the owner of 6 Hart Lane a licence to occupy the land to facilitate the disposal of the property.</p> <p>A 364 day licence was subsequently granted to the new owner of the property, who has recently contacted the Council to enquire if they could acquire the freehold interest in the land.</p> <p>Whilst the garden area is surplus to Council requirements, the parking area is not as it is required to enable Refuse Collection vehicles to get access into the rear lane.</p> <p>Negotiations have therefore been undertaken with the licensee and agreement has been reached to dispose of the land subject to it being used for domestic garden purposes only and the payment of the Councils fees.</p> <p>The area coloured blue to be let on an annual tenancy for car parking purposes only with the Council retaining access rights.</p> |

ODR No.: 20/43

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 request could have been refused and Council could have continued to rent the land however this was rejected as it not considered cost effective.

The garden land could have been advertised for sale on the open market but the purchase price is comparable to sales of other land for garden purposes and a direct sale avoids the time and expense of marketing.

Any Declared Register of Interest No

OFFICER WITH THE DELEGATION

NAME: _____

Denise McGuckin

POSITION: _____

Director of Regeneration and Neighbourhoods

