



Hartlepool
Borough Council

OFFICER DECISION RECORD

Department: Neighbourhoods and Regulatory Services

Division:

Date Input to System: 03/08/2026

Officer Making Decision: MR KA BOSTOCK

Subject / Description &
Reason for Decision:
(for publication)

Variation of contract for sale of land Coronation Drive.
In 2023 the Council exchanged contracts with Gleeson Regeneration Ltd for the sale of land on the West side of Coronation Drive for the purposes of residential development, originally proposed to be of 150 homes, subsequently reduced to 81 units due to planning issues. Part of the land was formerly used for waste disposal including domestic waste. The sale is subject to the grant of satisfactory planning permission and various other matters.
Due to delays in the planning application being determined, and because it emerged that an Environment Agency Permit would also be required before the proposed development could proceed, variations to the contract, including amendment of the longstop date, were agreed and implemented.
The planning application has recently (16th July 2026) been considered at Planning Committee and "minded to approve" subject to completion of a Section 106 agreement.
Gleeson Regeneration are now preparing the Environment Agency Permit application, but the process and determination period will run beyond the current contract longstop date. It is therefore proposed to agree a further amendment of the contract, as set out in the CONFIDENTIAL ANNEX, to allow time for the permit to be obtained.

Type of Decision: Non Key

Nature of Delegation
Being Exercised:

Officer Delegated Authority
In accordance with paragraph 13.2 of the Delegation Scheme set out in the Constitution the Director of Neighbourhoods and Regulatory Services is authorised to exercise the following specific functions as set out below.

DNRS216 Power to accept subject to contract the highest tender received by the Borough Council for property advertised for sale or to let by way of lease or licence upon the open market and to report back to the appropriate Committee/Board for information
DNRS217 Power to approve land and property disposal, 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 within prescribed thresholds as set out in the Finance and Corporate Affairs Committee arrangements

Alternative Options
Considered & Rejected:

Refusal of a further amendment of the contract – rejected as this would have resulted in failure of the sale

Any Declared Register of
Interest:

No

Other Considerations:

OFFICER WITH THE DELEGATION

NAME: MR KA BOSTOCK

POSITION: Director of Neighbourhoods & Reg Servs

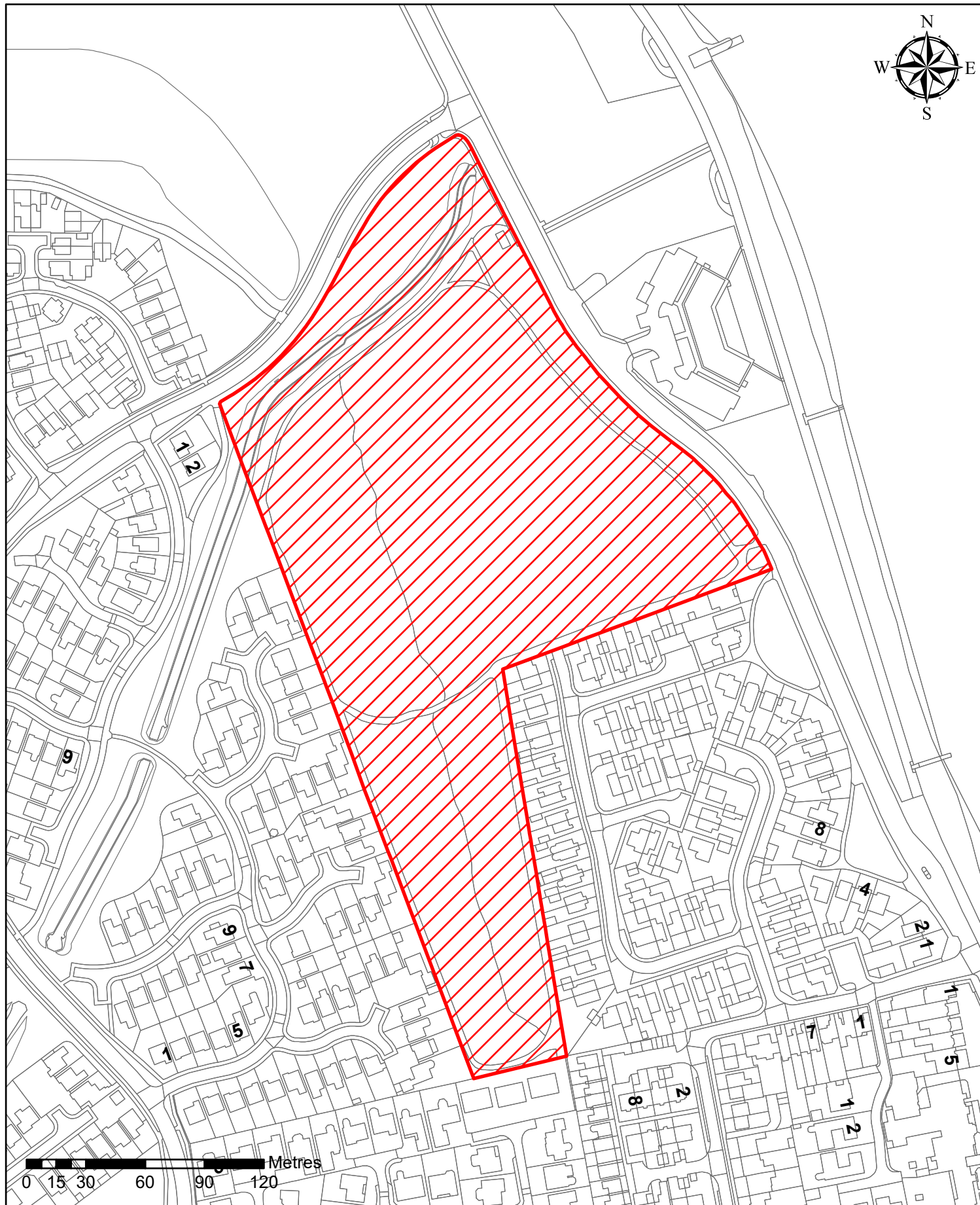
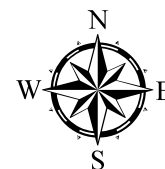
IN CONSULTATION WITH...

AUTHORISED BY

NAME: MR KA BOSTOCK

POSITION: Director of Neighbourhoods & Reg Servs

DATE: 03/08/2026



LOCATION	Land at Coronation Drive, Hartlepool	DRAWN BY	CT	DATE	09/03/2023
		SCALE	1:2500		
DEED PACKET	-	OS MAP	NZ	DRWG No	E/S/909a



Hartlepool Borough Council
Regeneration & Neighbourhoods

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