

OFFICER DECISION RECORD

For the issues listed below please also complete the relevant annex

Decision Ref. No:

RE17 0087

Annex 2 - Restructures

Annex 3 - New Capital schemes including leases or changes to existing to schemes

Annex 4 – Approval to draw down Capital allocation

Box 1

DIRECTORATE: Regeneration and Environment

DATE: 27 March 2017

Contact Name: Sam Taylor

Tel. No.: 01302 737229

Subject Matter: Disposal of land at Market Street, Thorne to Commercial Development Projects Limited ([REDACTED])

Box 2

DECISION TAKEN:

Authority to dispose of land at Market Street, Thorne to commercial Development Projects Limited ([REDACTED])

Box 3

REASON FOR THE DECISION:

The subject site is an undeveloped level rectangular grassed site, which fronts Silver Street with access between No.1 and No.8. There is no boundary between this land and the adjacent Market Place land and buildings that are owned by [REDACTED]. These buildings, 1-2 Market Place and 8 Silver Street, are derelict buildings (the former are grade II listed) that have been vacant for a number of years to the detriment of both the vitality of Thorne town centre and the character and appearance of the Conservation Area.

Over a number of years there have been extensive dialogue and investigations between [REDACTED], the Council, Historic England and community groups to try to find grant assistance to help fund the restoration of the listed buildings, however despite this, unfortunately no solution has been found to fund their restoration and in the meantime the condition of the buildings has continued to deteriorate.

In light of the above, and after detailed discussions and negotiations with Historic England, a listed building consent (17/00029/LBC) to demolish the listed buildings and a full planning application (06/00427/FULM) for the erection of a new retail outlet, have recently been submitted on behalf of [REDACTED] to the Local Planning Authority. The development of the new retail unit is dependent on the purchase of the Council owned site that is the subject of this report.

The site has been valued by the District Valuer. The valuation assessment assumes a “Special Purchaser” status on [REDACTED]. The value attributed to the site is £115,000. [REDACTED] has agreed to purchase the site at this value

Box 4

OPTIONS CONSIDERED & REASONS FOR RECOMMENDED OPTION:

There are two key options available to the Council:

- a) To proceed with the disposal of the site to [REDACTED] – the recommended option.
- b) Not to proceed with the proposed disposal

The disposal of this site to [REDACTED] will enable the comprehensive redevelopment of long-standing vacant and derelict land and buildings, which currently blight the centre of Thorne. The development will help revitalise the town centre, bringing new jobs to the area and will also enhance the Conservation Area, which is currently identified as being “at risk” by Historic England.

Box 5

LEGAL IMPLICATIONS:

The Council has statutory power to dispose of non-housing/non-HRA land without the Secretary of State’s consent for the best consideration reasonably obtained.

Under the Council’s Financial Procedure Rules the Council’s Property Officer has authority to dispose of land at market value without Cabinet approval where the price being received is less than £1 Million.

Name: Jocelyn Ajimati **Signature:** By email **Date:** 6 April 2017
Signature of Assistant Director of Legal and Democratic Services (or representative)

Box 6

FINANCIAL IMPLICATIONS:

Land adjacent to 1, Market Place Thorne is currently part of the Council’s disposal programme. The sale will produce a capital receipt of £115k as per the District Valuer’s valuation. This will be used to fund capital projects.

Name: Marion Berrett **Signature:** **Date:** 18th April 2017

**Signature of Assistant Director of Finance & Performance
(or representative)**

**Box 7
HUMAN RESOURCE IMPLICATIONS:**

There are no HR Implications.

Name: David Knapp Signature: _____ Date: 26/04/2017
**Signature of Assistant Director of Human Resources and Communications(or
representative)**

**Box 8
PROCUREMENT IMPLICATIONS:**

There are no direct procurement implications associated with this report

Name: S Duffield__ Signature: __ Date: 09/06/17
**Signature of Assistant Director of Finance & Performance
(or representative)**

**Box 9
ICT IMPLICATIONS:**

There are no ICT implications associated with this decision.

Name: Peter Ward (ICT Strategy Programme Manager)
Signature Date: 12/06/17

Signature of Assistant Director of Customers, Digital & ICT (or representative)

Box 10

ASSET IMPLICATIONS:

The asset implications relevant to this decision are contained within the main body of the Officer Decision Record

Name: Gillian Fairbrother (Assets Manager, Project Co-ordinator

Signature: By email

Date: 12th June, 2017

**Signature of Assistant Director of Trading Services and Assets
(or representative)**

Box 11

RISK IMPLICATIONS:

Not to proceed – will leave long-standing vacant and derelict land and buildings, which currently blight the centre of Thorne.

Box 12

EQUALITY IMPLICATIONS:

To be completed by the report author

There are no equality implications arising from the recommendation in this report.

Name: _Sam Taylor_ **Signature:** _S Taylor_ **Date:** _27th March 2017_

(Report author)

Box 13

CONSULTATION

The redevelopment of this area has been discussed with local ward members.

The listed building consent and planning application are subject to consultation. The applications have also been advertised by site notices and by a notice in the local press inviting comments from the public.

