

CABINET

13 MAY 2014

QUEEN STREET/SLICKETT'S HILL CAR PARKS, THE BROOK, CHATHAM

Portfolio Holder: Councillor Alan Jarrett, Finance
Report from: Noel Filmer, Valuation & Asset Management Manager
Author: Phil Vipond, Senior Valuer

Summary

This report requests that Cabinet delegates authority to the Assistant Director, Legal and Corporate Services, in consultation with the Portfolio Holder for Finance, to declare surplus and then dispose of the Queen Street/Slickett's Hill car park site, so that it can be disposed of for development on the best terms reasonably obtainable.

1. Budget and Policy Framework

1.1 As the disposal value of the site is likely to be over £100,000 but below £1,000,000 the council's constitution provides that the delegation of authority to declare this site surplus and dispose of it is a matter for Cabinet.

2. Background

2.1 The council owns the freehold of the site edged black on the attached plan. Site Area approximately 0.69 hectares (1.71 acres).

2.2 Outline planning consent was approved by the council's Planning Committee (Application reference MC/09/2626) on 10 March 2010, subject to completion of a Section 106 agreement.

2.3 Full Council at its meeting on 15 April 2010

"Agreed to undertake as landowner, to require as a condition of the land transfer that a developer enters into a Section 106 agreement securing the planning obligations agreed with and required by the planning authority".

2.4 Outline planning consent was granted on 21 April 2013 for a mixed use scheme comprising of residential and 3,375 sq metres of commercial

space (retail Classes A1 and A2) with ancillary parking for 146 spaces/202 cycle spaces. The residential element to consist of 7 x 3-bed houses, 7 x 4-bed houses, 48 x 1-bed flats, 38 x 2-bed flats, 18 x 3-bed flats.

Consent was granted subject to the prior approval of 'reserved matters' – full details of the appearance of any proposed buildings and landscaping – which have to be submitted before 21 April 2015. Development must then commence within two years of approval of the reserved matters.

- 2.5 Disposal of the site was not pursued due to deterioration in the property market and the postponement of development plans for other, privately owned, sites in the area. There are now some signs of market recovery.

3. Options

- 3.1 Cabinet can decide whether to retain the Queen Street/Slickett's Hill Car Parks site for the time being, or delegate authority to declare it surplus, so it can be marketed with a view to bringing it forward for development.

4. Advice and analysis

- 4.1 If Cabinet delegates authority to declare surplus the Queen Street/Slickett's Hill Car park site, the council can only expect to achieve a low capital receipt from sale of the site relative to the long-term loss of income, currently around £68,500 per annum net.
- 4.2 The council will also lose 105 pay and display public car parking spaces and 6 disabled spaces. Recent analysis of nearby car parks confirms there is ample capacity to absorb this loss, making good the loss of income, with approximately 350 spaces generally unused in the Market Hall (Tesco's) Car park, 350 in the Brook (Pentagon) Multi-storey Car Park, and 80 in the Whiffen's Avenue Car Park.
- 4.3 However, disposal for development will help to deliver the council's regeneration objectives for Chatham. If, following appropriate marketing, the offers received are not acceptable to the council it can decide not to proceed with the sale at that time.

5. Risk Management

Risk	Description	Action to avoid or mitigate risk	Risk rating
Adverse reaction to loss of parking.	Car park users object to the proposals.	Consultation with users and signage to alternative parking, including disabled parking in Fullager's Yard and	C3

		<p>Solomons Road – both of which are better located for Chatham town centre.</p> <p>The site already has planning consent for development.</p>	
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6. Consultation and Programme

- 6.1 The Regeneration Community and Culture Directorate has been consulted and as part of the planning process for the original planning application, public consultation has been undertaken, together with a presentation to Members.

7. Financial and legal implications

- 7.1 Under Part 5 of Chapter 3 of the council's Constitution, the decision to delegate authority to dispose of the site is one for Cabinet, as the disposal value of the site is likely to be over £100,000 but below £1,000,000.
- 7.2 The council has a duty under section 123 of the Local Government Act 1972 to obtain the best consideration reasonably obtainable when it disposes of property, unless the disposal is by way of a lease for a term of 7 years or less or consent is obtained from the Secretary of State or one of the general consents applies.
- 7.3 The costs of preparing the planning application and conducting a programme of public engagement have already been met from the approved budget.
- 7.4 The council will lose net annual parking income of around £68,500 p.a. when the site is disposed of.

8. Recommendations:

- 8.1 Cabinet is asked to delegate authority to the Assistant Director, Legal and Corporate Services in consultation with the Portfolio Holder for Finance, to declare surplus and then dispose of the Queen Street/Slickett's Hill car park site, so that it can be disposed of for development on the best terms reasonably obtainable.

9. Suggested reasons for decision

- 9.1 To bring forward the site for development.

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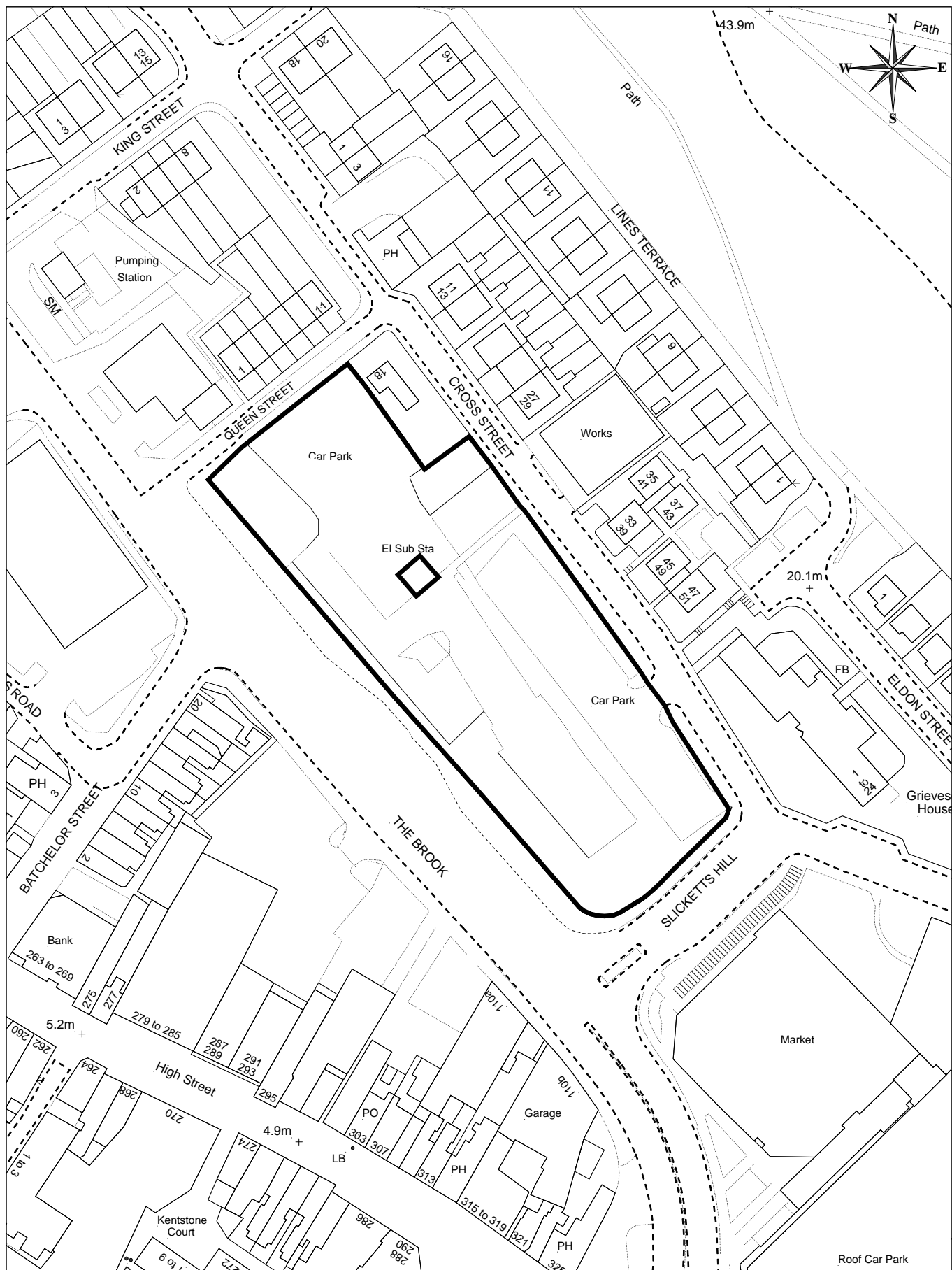
Background papers

Planning Committee *MC/09/2626 - Land Bounded by The Brook, Queen Street, Slicketts Hill and Cross Street, Chatham, Kent* 10 March 2010

<http://democracy.medway.gov.uk/ieListDocuments.aspx?CId=360&MId=1670&Ver=4>

Council 15 April 2010 *Queen Street Planning Obligations*

<http://democracy.medway.gov.uk/ieListDocuments.aspx?CId=122&MId=185&Ver=4>



Queen Street / Slickett's Hill Car Parks
Chatham
Area = 6,763 m²



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