

STOCKTON-ON-TEES BOROUGH COUNCIL

CABINET RECOMMENDATIONS

PROFORMA

Cabinet Meeting3rd December 2015

1. Title of Item/Report

North Shore Gateway Site

2. Record of the Decision

Consideration was given to a report that followed on from a previous report to Cabinet on 4th December 2014 and provided an update on progress of regeneration proposals for the Northshore Gateway site and sought authority to use the Councils Compulsory Purchase Order powers to acquire the vacant and dilapidated former Kwik Fit building. This was shown as an attachment to the report.

A key component of the Northshore development was the gateway site marked A1 on an attachment to the report. Authority to use the Councils Compulsory Purchase Order (CPO) powers was sought at Cabinet in December 2014 pending further work on a site specific development plan which would benefit both the town centre and North Shore.

The use of CPO powers was specifically related to the need to purchase a prominently located building complex, the former Kwik Fit site, Church Road, Stockton. The property was required to complete the ownership of the Northshore Gateway site thus enabling its future development.

The property itself had been vacant for a number of years and was considered to be in a dilapidated state of repair. The building was therefore considered to be detrimental to the development of Northshore and, given its close proximity to the Town Centre on a route directly leading to the High Street of detriment to the significant private investment being made by adjacent business on Church Road.

Since December 2014, continued efforts had been made by Council officers to acquire the property, utilising HCA funding support with a view to transfer of the property to HCA ownership once acquired. Attempts to open negotiations with the property owners continued with the aim of completing a commercial deal without the added delay of a CPO procedure. The present owner having been in control of the property for some considerable time was fully aware of the Northshore Regeneration plans and at last contact maintained an unrealistically high valuation of

the property; as a result agreement to a commercial sale may prove difficult to conclude.

RESOLVED that:-

1. The acquisition of the land outlined in red in Appendix B will facilitate the carrying out of the development, redevelopment or improvement on or in relation to the land and that the development, redevelopment or improvement is likely to contribute to the achievement of the promotion or improvement of the economic, social or environmental well-being of the area.

2. The use of the Council's Compulsory Purchase powers under section 226(1)(a) of the Town and Country Planning Act 1990 (as amended by section 99 of the Planning and Compulsory Purchase Act 2004) be approved to acquire all necessary interests outlined in red in Appendix B to support the implementation of the wider redevelopment of the Northshore Gateway site.

3. The instigation of all actions necessary be approved in accordance with the serving of Requisitions for Information, the making of the CPO, the representation of the Council in relation to any Inquiry, the confirmation of the CPO, the actions necessary following the confirmation of the CPO either by the authority or the Secretary of State, and consequent orders or actions including the service of Notices to Treat or the making of a General Vesting Declaration, and all other notices, orders or actions required to give effect to the authorisation to acquire the land compulsorily.

3. Reasons for the Decision

The interventions and next steps proposed to progress the development of the Northshore Gateway site will enable the realisation of the Northshore vision and bring improvements to Stockton Town Centre contributing to the delivery of two key regeneration ambitions for the Borough.

4. Alternative Options Considered and Rejected

None.

5. Declared (Cabinet Member) Conflicts of Interest

Councillor Nelson declared a personal non prejudicial interest in respect of agenda item 13 – Northshore Gateway Site as he was a member of

Tristar Board.

Councillor Beall declared a personal non prejudicial interest in respect of agenda item 13 – Northshore Gateway Site as he a property he owned was located within Northshore.

6. Details of any Dispensations

N/A

7. Date and Time by which Call In must be executed

Midnight on 11th December 2015.

Proper Officer
07 August 2015