

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	3135
Author:	Philip Le Couteur
Department:	Development and Growth
Contact:	Philip Le Couteur (Job Title: Estates Surveyor, Email: phil.lecouteur@nottinghamcity.gov.uk, Phone: 01158762494)
Subject:	Providing Consent to the Change of Use and Landlords Consent for Part of the Long Leasehold at 18 Northern Road, Basford, Nottingham, NG6 0BJ
Total Value:	See Exempt Appendix (Type: Capital)
Decision Being Taken:	To provide the tenant with a retrospective change of use for part of the property that has been utilised for a telecommunications mast and also to agree to providing consent to a sub-lease from the long lease that has been provided to the tenant.
Reasons for the Decision(s)	The reason and purpose for this decision is to regulate the change of use of part of the site from car parking/vehicle storage to a telecommunications mast. The terms for the change of use have been agreed with tenant and these can be found in the exempt appendix.
Other Options Considered:	To not provide the consent to the change of use for the part of the site being used as a telecommunications mast - This option was rejected as the change of use was performed many years ago and has increased the value of the site. Terms have been agreed with the tenant to permit the use of the site as well as provide consent to the long sub-lease within the term of the long head lease.
Background Papers:	None.
Published Works:	None.
Affected Wards:	Basford

Colleague / Councillor Interests: None.

Any Information Exempt from publication: Yes

Exempt Information:

Description of what is exempt: The terms negotiated for the change of use and long sub-lease to the part of the site being revised.

An appendix (or appendices) to this decision is exempt from publication under the following paragraph(s) of Schedule 12A of the Local Government Act 1972

3 - Information relating to the financial or business affairs of any particular person (including the authority holding that information). The public interest in maintaining the exemption outweighs the public interest in disclosing the information because it reveals business sensitive property negotiations within the Councils property portfolio.

Documents exempt from publication: 2018.04.09 Exempt Appendix for DDM (Telecoms, 18 Northern Court).pdf, 2018.04.10 Plan for Mast (1) (Telecoms, 18 Northern Court).pdf, 2018.04.10 Plan for Mast (2) (Telecoms, 18 Northern Court).pdf

Consultations: Those not consulted are not directly affected by the decision.

Crime and Disorder Implications: There are no Crime or disorder implications included in this decision.

Equality: EIA not required. Reasons: This is not a new or changing policy, service or function. The decision adheres to all Council Equality policies.

Relates to Council Property Assets: Yes

Decision Type: Officer

Executive Decision?	Yes
£50,000 or more:	Yes
Scheme of Delegation Reference Number or Other Source of Delegation:	235 - Council Owned Land and Property - Licences, Wayleaves and Easements, and 241 - Council Owned Land and Property - Variations of Covenants
Subject to Call In:	Yes
Call In Expiry date:	30/04/2018
Advice Sought:	Property
Property Advice:	This is a property decision to regularise a position and obtain premium payment in return for the Councils consent to this use. Advice provided by Pippa Hall (Portfolio and Investment Manager) on 16/04/2018.
Signatures:	Peter Carroll (Head of Portfolio Investment & Development) SIGNED and Dated: 23/04/2018