

**NORTH SOMERSET COUNCIL
DECISION**

DECISION OF SECTION 151 OFFICER OF THE COUNCIL,
CORPORATE SERVICES DIRECTORATE



DECISION NO: CSD08

SUBJECT: LAND ADJACENT TO BRIDGWATER ROAD

BACKGROUND:

The area of land shown edged red on the attached plan is owned by the Council and has been occupied by Weston College under a simple licence since 2011 as part of the College's Loxton Road campus.

Weston College propose to carry out improvement works to the land as part of enhancing its sports provision from the campus site. These works will include the creation of two senior sports pitches and a training pitch on the Council's land as well as the provision of built sports facilities on the College's own land. In order to be in a position to secure the necessary funding to deliver the sports development proposals the College need to hold a more secure interest in the site than the current simple licence. Terms have, therefore, been agreed to grant the College a 35 year lease for a one-off up front premium payment of £140,000

DECISION:

That Weston College be granted a 35 year lease of the land shown edged red on the attached plan for a one-off premium payment of £140,000

REASONS:

To facilitate Weston College's development of enhanced sports provision within their Loxton Road campus

OTHER ALTERNATIVES CONSIDERED:


The transfer of the freehold interest in the site was considered but ruled out in favour of a lease as a mechanism for the Council to retain longer term flexibility whilst providing the College with its medium term requirements

FINANCIAL IMPLICATIONS:

The decision will provide the Council with a one-off receipt of £140,000

IMPLICATIONS FOR FUTURE YEARS:

None

Signed: 
Section 151 Officer, North Somerset Council

Dated: 21/10/16