

Public Document Pack



Democratic Services
White Cliffs Business Park
Dover
Kent CT16 3PJ

Telephone: (01304) 821199
Fax: (01304) 872453
DX: 6312
Minicom: (01304) 820115
Website: www.dover.gov.uk
e-mail: democraticservices@dover.gov.uk

28 February 2017

Dear Councillor

**NOTICE OF DELEGATED DECISION – (DD18 16) NEW DOVER LEISURE CENTRE:
PURCHASE OF LAND AT WHITFIELD**

Please find attached details of a decision taken by Mr Roger Walton, Director of Environment and Corporate Assets, to purchase land at Whitfield for the new leisure centre.

The Chairman of the Council has agreed to suspend call-in for the reasons set out in Suspension of Call-In notice SCI02 which has been published separately.

Members of the public who require further information are asked to contact Kate Batty-Smith on 01304 872303 or by e-mail at kate.batty-smith@dover.gov.uk.

Yours sincerely

A handwritten signature in blue ink that reads "Kate Batty - Smith". Below the signature is a short horizontal line.

Democratic Support Officer

ENCL

1 (DD18 16) - NEW DOVER LEISURE CENTRE: PURCHASE OF LAND AT WHITFIELD (Pages 2-3)

Decision Notice

Delegated Decision

Decision No:	DD18
Subject:	NEW DOVER LEISURE CENTRE: PURCHASE OF LAND AT WHITFIELD
Notification Date:	28 February 2017
Implementation Date:	24 February 2017
Decision taken by:	Mr Roger Walton, Director of Environment and Corporate Assets
Delegated Authority:	Delegation 241 of the Scheme of Officer Delegations (Section 6 of Part 3 (Responsibility for Functions)) of the Constitution, together with Cabinet Decision CAB 29 of 25 July 2016
Decision Type:	Executive Key Decision
Call-In to Apply?	No (<i>The Chairman of the Council has agreed to suspend call-in for the reasons set out in Suspension of Call-In notice SCI02 16</i>)
Classification:	Unrestricted
Reason for the Decision:	Following the Cabinet decision in September 2016 to progress with the development of a new Dover Leisure Centre at Whitfield, the Council needs to secure ownership of the land involved.
Decision:	To enter into a contract to purchase 6.016 acres of land at Honeywood Parkway and an option for the disposal of the site of Dover Sports Centre at Townwall Street/Woolcomber Street, all in connection with the development of the new Dover Leisure Centre.

1. Consideration and Alternatives

- 1.1 At its meeting held on 11 January 2016 (Cabinet decision CAB 88), Cabinet considered a detailed report which updated Members on the outcome of the review of indoor leisure facilities and, in particular, leisure provision within Dover, and sought Cabinet agreement on whether, and how best, to proceed with the development of a new leisure centre to serve Dover and the wider district and the next steps involved in delivering the project.
- 1.2 At this meeting, Cabinet agreed a series of recommendations including authorising the Director of Environment and Corporate Assets, in consultation with the Portfolio Holder for Property Management and Public Protection, to conduct negotiations to secure an interest in suitable land to enable the development of the preferred viable option.
- 1.3 Sufficient progress had been made by Summer 2016 to enable a further report to Cabinet to be made on 25 July 2016, when authorisation was given (Cabinet decision CAB 29) to the Director of Environment and Corporate Assets to negotiate:

- (a) Heads of Terms with the owner of the land at White Cliffs Business Park (WCBP) for the purchase of the land at WCBP to facilitate the possible relocation of Dover Leisure Centre; and
 - (b) An option agreement for the sale of the existing leisure centre site at Woolcomber Street, Dover.
- 1.4 Cabinet also authorised the Director of Environment and Corporate Assets to enter into such agreements as he considers appropriate to give effect to the above on terms to be settled in consultation with the Portfolio Holder for Property Management and Public Protection and the Solicitor to the Council.
- 1.5 Following further feasibility studies, Cabinet gave agreement on 21 September 2016 to the proposal (Cabinet decision CAB 55), recommending the replacement of the leisure centre in Dover with a new leisure centre in Whitfield, featuring an increased range of facilities and parking, and to then close the existing Dover Leisure Centre at Townwall Street, Dover.
- 1.6 Work on the project has advanced rapidly since then and agreement on the terms of the land acquisition at Whitfield have now been concluded, enabling the purchase to be completed.
2. **Any Conflicts of Interest Declared?**
- 2.1 None.
3. **Supporting Information**
- 3.1 None.