

Public Document Pack



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16 December 2014

Dear Councillor

NOTICE OF DELEGATED DECISION – (DD11 14) DISPOSAL OF LAND AT WESTERN HEIGHTS FOR PROPOSED HOTEL DEVELOPMENT

Please find attached details of a decision taken by Mr Roger Walton, the Director of Environment and Corporate Assets, in relation to the disposal of land at Western Heights, Dover for a proposed hotel development.

The deadline for call-in of this decision is 10.00am on Monday, 22 December 2014.

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 cursive script that reads "Kate Batty - Smith". Below the signature is a short horizontal line.

Democratic Support Officer

ENCL

1 **NOTICE OF DELEGATED DECISION - (DD11 14) DISPOSAL OF LAND AT WESTERN HEIGHTS FOR HOTEL DEVELOPMENT** (Pages 2-3)



COMMITTEE SECTION ONLY

Decision No: DD11
Notification Date: 16/12/14
Implementation Date: 22/12/14
(unless called-in)
Call-in: Yes

**Decision Notice
Delegation to Individual Officer**

A. Decision taken by: Mr Roger Walton, Director of Environment and Corporate Assets

B. Delegated Power:

Cabinet decision CAB 54 of 7 October 2013

C. Subject (including whether it is a Key Decision and included within the Notice of Forthcoming Key Decisions):

Disposal of Land at Western Heights, Dover for Proposed Hotel Development

This is not a Key Decision.

Is the decision likely to disclose exempt information? No

If so, please specify the relevant paragraph(s) of Part 1 of Schedule 12A of the Local Government Act 1972.

D. Decision:

To settle the terms and conditions and to enter into an Option Agreement with China Gateway International and Highcliffe Investments.

E. Reason(s) for decision:

The proposed disposal of the land required to facilitate the construction of the hotel will support the delivery of the wide-ranging regeneration proposals, including the comprehensive redevelopment of areas of land at Farthingloe and Western Heights, Dover.

The terms and conditions have been negotiated with the benefit of advice and assistance from Knight Frank LLP and Junior Counsel and represent the best terms that can be achieved having taken account of the commercial circumstances.

F. Details of alternative options considered and rejected:

No other options were considered as these proposals have previously been agreed in principle by Cabinet (see Cabinet decisions CAB 54 of 7 October 2013 and CAB 57 of 6 October 2014).

G. If the decision-maker has an interest in the matter, the existence and nature of that interest must be stated below:

None.

H. List of persons consulted by the decision-maker:

Leader of the Council and the Portfolio Holder for Access and Property Management

I. Reason(s) for General Exception/Special Urgency (i.e. why the decision was not included in the current Notice of Forthcoming Key Decisions and why it would be impracticable to defer the decision until the period covered by the next Notice of Forthcoming Key Decisions)

Not applicable.

J. Notice of use of General Exception Procedure (to be followed where at least five clear days will have elapsed between issuing a General Exception Notice and informing the Chairman of the relevant Scrutiny Committee, and the Key Decision being taken)

Not applicable.

Signed: _____ Dated: _____
(Decision-Taker)

K. Agreement to use of Special Urgency Procedure (to be followed where it is not possible to give five clear days' notice that a Key Decision will be taken)

Not applicable

Signed: _____ Dated: _____
(Chairman of the relevant Scrutiny Committee)

L. Any conflict of interest declared by any executive member who has been consulted by the decision-maker:

None.

M. Note of any dispensation granted by the Monitoring Officer in respect of any declared conflict of interest:

None.

N. Background Documents:

Cabinet reports of 6 October 2014 and 7 October 2013

Signed:  _____

Dated: 12 December 2014