

**ARUN DISTRICT COUNCIL**

**DECISION NOTICES FROM THE MEETING HELD ON  
THURSDAY 11 APRIL 2019**

**PLEASE NOTE THAT THESE DECISIONS WILL COME INTO EFFECT FROM 10.00  
A.M. ON 2018 UNLESS  
THE CALL-IN PROCESS IS APPLIED**

**REFERENCE NO:**

<b>URGENT DECISION IN ACCORDANCE WITH RULE 14.11 OF THE SCRUTINY PROCEDURE RULES</b>	YES
<b>SUBJECT:</b> URGENT BUSINESS - APPROVAL OF LEASE FOR THE LOOK & SEA CENTRE, LITTLEHAMPTON	
<b>OFFICER CONTACT:</b>	

**EXECUTIVE SUMMARY:**

In October 2018 Cabinet authorised Officers to seek conditional offers for a lease of the whole Look & Sea Centre building, for café/restaurant/bar (A3) use (excluding the youth hostel). The site has been marketed and offers have been received for an A3 use on the ground floor only. It is therefore proposed that Cabinet support the Look & Sea Centre building being leased on the revised basis that the ground floor remains in A3 use and provide a Lessee flexibility to find appropriate commercial uses of the upper floors, subject to planning.

This report is being presented as a matter of urgency for decision by Cabinet because the offers made are the only realistic chance of securing a Lessee that will operate the café/restaurant during the 2019 summer season. The lease needs to be commenced by 9 May 2019 to meet the terms of one of the offers made. The Chairman of the Overview Select Committee has been consulted on the proposals and has given his agreement.

The decision will therefore not be subject to the call-in procedure as set out in the Scrutiny Procedure Rules at Part 6 of the Council's Constitution.

**DECISION:****The Cabinet****RESOLVED – That**

- (1) It be agreed that the Look & Sea Centre building can be leased on the revised basis that the ground floor remains in A3 use but providing the Lessee flexibility to find appropriate commercial uses of the upper floors, subject to planning and other approvals; and**
- (2) Other than the above, the original decisions, including Officer delegations within Cabinet Decision C/020/151018 made on 15 October 2018 to remain operative.**

**The Cabinet then confirmed its decision as per Decision Notice C/052/110419), a copy of which is attached to the signed copy of the Minutes.**

**REASON FOR THE DECISION:**

The lease on the premises has been surrendered and it currently stands unoccupied. The offer submitted is for a lease of the whole Look and Sea Centre building (excluding the youth hostel) with A3 use on the ground floor only. The Lessee will have flexibility to use the remaining floors for other commercial uses, provided that they obtain all necessary planning and other consents. It is important that the Council secures a new Lessee as soon as possible to enable the popular café/restaurant to begin to operate during summer 2019 at this important riverside location. Leasing the building as soon as possible will also reduce the Council's expenditure and ensure that it begins to benefit from rental income at the

earliest opportunity.

**OPTIONS CONSIDERED BUT REJECTED:**

That Cabinet agree the Look & Sea Centre building can be leased on the revised basis that the ground floor remains in A3 use and provide a Lessee flexibility to find appropriate commercial uses of the upper floors, subject to planning and other approvals: This can achieve an operational café/restaurant for summer 2019, and earlier rental income.

Other than the above, the original decisions, including officer delegations, within Cabinet Decision on 15 October 2018 ref No. C/020/151018 to remain operative.

Continue to market the building for A3 use of the whole building: this would almost inevitably mean the café/restaurant would not operate during the summer of 2019 and may be unsuccessful.

Market the building as separate leases, with A3 use required on the ground floor and flexible commercial uses subject to planning and other approvals on the upper floors: this would almost inevitably mean the café/restaurant would not operate during the summer of 2019 and may be unsuccessful.

**CABINET MEMBER(S):**

**DECLARATION OF INTEREST BY CABINET MEMBER(S)  
RESPONSIBLE FOR DECISION:**

None

**DISPENSATIONS GRANTED :**

None

**CONFLICT OF INTERESTS DECLARED BY A CABINET MEMBER CONSULTED IN  
RESPECT OF THIS DECISION:**

None

**REFERENCE NO:**

<b>URGENT DECISION IN ACCORDANCE WITH RULE 14.11 OF THE SCRUTINY PROCEDURE RULES</b>	NO
<b>SUBJECT:</b> AUTHORITY TO ACT ON BEHALF OF WEST SUSSEX COUNTY COUNCIL - SECTION 42, LOCAL GOVERNMENT (MISCELLANEOUS PROVISIONS) ACT 1982	
<b>OFFICER CONTACT:</b>	

**EXECUTIVE SUMMARY:**

West Sussex County Council has granted Arun District Council authority to discharge its powers to serve notices under Section 41 of the Local Government (Miscellaneous Provisions) Act 1982 for the period 19 March 2019 to 31 March 2020 or an earlier revocation date. The Order confirms the powers may only be exercised in relation to land designated as highway land and located in the Town Centre of Bognor Regis. This report seeks Cabinet's agreement to accepting the terms of the authority granted and approving the delegation of these powers to the relevant officers for the period of the Order.

**DECISION:**

The Cabinet then

RESOLVED - That

(1) The authority to act on behalf of West Sussex County Council, as defined in the Order dated 19 March 2019, to serve notices under Section 41 of the Local Government (Miscellaneous Provisions) Act 1982 until 31 March 2020 or until revoked earlier by the County Council in relation to land designated as highway land and located in the Town Centre of Bognor Regis be accepted; and

(2) The Group Head of Community Wellbeing, the Community Manager and the Senior Anti-Social Behaviour Caseworker be given authority to exercise the powers granted by West Sussex County Council by Order made on 19 March 2019 to serve notices under Section 41 of the Local Government (Miscellaneous Provisions) ACT 1982 in relation to land designated as highways land and located in the town centre of Bognor Regis and shall be limited to those areas of highway land in Bognor Regis Town Centre in London road precinct, Bedford Street, London Road and the High Street as confirmed within the Order until 31 March 2020 or until revoked earlier by the County Council.

The Cabinet then confirmed its decision as per Decision Notice C/053/040319), a copy of which is attached to the signed copy of the Minutes.

**REASON FOR THE DECISION:**

Arun District Council officers will be able to act in a timely and coordinated way when engaging with individuals who are rough sleeping or storing belongings on the highway in Bognor Regis Town Centre, in London Road Precinct, Bedford Street, London Road and the High Street as confirmed within the Order until 31 March 2020.

**OPTIONS CONSIDERED BUT REJECTED:**

To delegate authority to officers to exercise the powers granted by West Sussex County

Council by Order made on 19 March 2019 to serve notices under Section 41 of the Local Government (Miscellaneous Provisions) Act 1982 or not to delegate authority.

**CABINET MEMBER(S):**

**DECLARATION OF INTEREST BY CABINET MEMBER(S)  
RESPONSIBLE FOR DECISION:**

None

**DISPENSATIONS GRANTED :**

None

**CONFLICT OF INTERESTS DECLARED BY A CABINET MEMBER CONSULTED IN  
RESPECT OF THIS DECISION:**

None

