

Record of Decision

Lease of Land and Buildings at Youngs Park Goodrington Paignton

Decision Taker

Cabinet on 23 July 2019

Decision

That the Interim Director of Place, in consultation with the Chief Executive, be authorised to:

- a) surrender and re-grant a lease for a term of 21 years of the land and building known as Cantina, Goodrington, Paignton to Kantina Limited as shown in plan EM3249 set out at Appendix 1 to the submitted report; and
- b) grant a lease for a term of 15 years of the land and building known as the Spanish Shelter, Youngs Park, Goodrington, Paignton to Kantina Limited as shown in plan EM3343 set out at Appendix 2 to the submitted report.

Reason for the Decision

It is considered a surrender and re-grant of the lease coupled with the granting of a new lease for the shelter adjacent to Kantina Limited to be in the best interests of the Council and will secure the long term future of the facilities at this location.

The proposal will generate additional revenue income through an increase of rent under the proposed surrender and re-grant of the lease for the Cantina premises.

The proposal affecting the shelter will extinguish a maintenance liability for the Council, whilst generating additional revenue through the granting of the lease.

Implementation

This decision will come into force and may be implemented on Monday, 5 August 2019 unless the call-in procedure is triggered (as set out in Standing Orders in relation to Overview and Scrutiny).

Information

The current leaseholder of the building known as Cantina, Youngs Park, Goodrington, Paignton proposes to redevelop the premises to create additional indoor seating facilities for customers, to enable the business to continue growing. The proposal will see previously unused land adjoining Cantina being built upon to provide the additional indoor seating, subject to obtaining the necessary statutory approvals.

The leaseholder of Cantina also proposes to (separately) lease the adjoining shelter for development into a functions facility, and has been granted planning consent for this use. The proposal will see investment into a shelter which is considered a maintenance liability for the Council, and which attracts anti-social behaviour. The granting of a lease will also provide a new revenue stream from the asset.

The submitted report provided details of the proposed lease transactions.

Councillor Long proposed and Councillor Morey seconded a motion which was agreed unanimously by the Cabinet as set out above.

Alternative Options considered and rejected at the time of the decision

Alternative options were set out in the submitted report but not discussed at the meeting.

Is this a Key Decision?

No

Does the call-in procedure apply?

Yes

Declarations of interest (including details of any relevant dispensations issued by the Standards Committee)

None

Published

26 July 2019

Signed: _____
Deputy Leader of Torbay Council on behalf of the Cabinet

Date: 25 July 2019