

Report to	-	Cabinet
Date	-	14 January 2019
Report of the	-	Executive Director
Subject	-	Sovereign Light Café Decking Area

Recommendation: It be **RESOLVED** That:

- 1) officers be authorised to proceed with advertising of an area of beach in front of the Sovereign Light Café as a disposal of public open space;
 - 2) should no objections be received, officers be authorised to grant a lease on the terms set out in Confidential Appendix 2 and on such other terms as the Executive Director deems appropriate; and
 - 3) in the event of objections being received, officers to report back to a future meeting of Cabinet.
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Head of Service: Ben Hook

Lead Cabinet Member: Councillor Lord Ampthill

Background

1. The Tenant of the Sovereign Light Café, Stella Brennan-Wright, has approached the Council with a request to grant a lease for an area of proposed decking that would sit on the beach, directly in front of the Sovereign Light Café, measuring approximately 10m x 6m. This follows the granting of planning permission RR/2018/1225/P in August 2018. A plan of the site is shown in Appendix 1.
2. The area of decking would serve as additional seating for the Sovereign Light Café and would allow the tenant to serve an increased number of covers. It would also serve to enhance and improve the refreshment offer for visitors to West Parade.
3. The proposed lease will be co-terminus with the tenant's existing lease at the Sovereign Light Café, which expires on 14 February 2025. Broad Heads of Terms of the proposed tenancy are set out in Confidential Appendix 2.
4. The Tenant will carry out the works of installation at her own expense. Members will recall that the same tenant currently also has a lease at The Old Bathing Station Kiosk on East Parade and has taken a similar lease for an additional decking area in that location.
5. Under section 123 of the Local Government Act 1972, granting of this lease would constitute a disposal of public open space. Therefore, an advert within a local newspaper will need to be placed for a minimum of two consecutive weeks and any objections to the proposed disposal considered by Cabinet.

Recommendation

6. Cabinet is recommended to give authority to officers to advertise this change as required under section 123 of The Local Government Act 1972.
7. If no objections are received, to give delegated authority to officers to grant a lease, to the Tenant of the Sovereign Light Cafe, as per the Heads of Terms within the Confidential Appendix 2.
8. If objections are received, officers will report back to Cabinet for further discussion.

Dr Anthony Leonard
Executive Director

Risk Assessment Statement

There are no risks identified to the Council. However refusal would constrain the growth potential of the business and may send a negative message to businesses seeking to invest in the town.

