

Report of the Deputy Chief Executive

UPDATE ON AGREEMENTS FOR A NEW PARK BISTRO AT LONG LANE, ATTENBOROUGH1. Purpose of report

To update the Policy Committee on the progress of agreements for the conversion of the Attenborough Colts FC's changing / storage rooms into a small Bistro, with the provision of a new changing rooms facility for the Colts FC.

2. Detail

In brief, the project will:

- refurbish a Council building at no cost to the Council as costs will be paid for, by the new tenant.
- provide an annual rent of £6,000 per year under a 10 year lease agreement.
- provide a new changing facility for the Attenborough Colts FC team.
- reduce the repair and maintenance burden upon the Council.

At the Policy and Performance Committee on 24 March 2021, it was agreed to support the project in principle, subject to approval from the Planning, Legal and Estate Teams.

Recommendation

The Committee is asked to NOTE the report

Background Papers:

Nil

APPENDIXPlanning Committee

The application was brought before the Planning Committee on July 7 2021,

Queries had been raised previously about a potential increase in parking due to the operation of the Bistro. The Committee noted that the car park was outside of the boundary of the proposed development and therefore, beyond the control of the applicant to increase parking spaces.

Planning permission was granted subject to the following conditions:

- Development had to begin within three years, as per S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.
- The development matches drawing number 3519/01B; received by the Local Planning Authority on 25 May 2021.
- The premises shall not be used except between 08.00 and 20.00 Monday to Sunday, to protect nearby residents from excessive operational noise.
- No amplified speech or music shall be operated on the outside area of the café hereby approved at any time, to protect nearby residents from excessive operational noise.

Estates & Legal

The teams are currently drawing up a ten-year lease for the Park Bistro which will lead to a rental income of £6,000 pa. The tenant will be responsible for business rates, insurance and utilities costs. Due to the amount of repairs needed to the building, the tenant will also be granted a three month rent free period.

The tenant will carry out the following work to the building:

- Repair/replace the existing roof
- Remodel the current interior of the building, including electrical works
- Fit a new, all electric kitchen facility.
- Install new flooring throughout – either tile or laminate style
- Install a new secure side door plus a new Bifold door to the rear of the property
- Install one toilet with an external door which will enable it to be used by the Attenborough Colts Football Club
- Widen the additional toilet for use as a unisex and disabled facility with baby changing facilities.
- Provide a new seating area outdoors of decking with a depth of 3 meters
- Install new interior and external lighting plus a security system, with internal and external CCTV

The lease will also incorporate the conditions required by the Planning Committee and is expected to be finalised by mid September, when refurbishment work can commence.