

AGENDA ITEM: 13

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Meeting	Finchley and Golders Green Area Environment Sub Committee
Date	23 September 2008
Subject	Glebelands Open Space – Advertising Hoarding
Report of	Director for Resources and CFO
Summary	To ask the Sub-Committee if it wishes to make any comment to the Executive on the proposed lease of a site for the erection of an advertising hoarding to replace 2 previous unauthorised hoardings.

Officer Contributors	Geoff Collins, Property Services
Status (public or exempt)	Public
Wards affected	Woodhouse
Enclosures	Appendix A - Copy of advertisements published in the local newspaper Appendix B – site plan Appendix C – comments received from Councillors
For decision by	Finchley and Golders Green Area Environment Sub Committee
Function of	Executive
Reason for urgency / exemption from call-in (if appropriate)	N/A

Contact for further information: Geoff Collins Tel. 020 8359 7368, geoff.collins@barnet.gov.uk

1. RECOMMENDATIONS

- 1.1 That the Sub-Committee consider whether it wishes to make representations to the Executive in respect of the proposed lease of the advertisement hoarding site on the edge of Glebelands Open Space.**

2. RELEVANT PREVIOUS DECISIONS

- 2.1 None.

3. CORPORATE PRIORITIES AND POLICY CONSIDERATIONS

- 3.1 The Corporate Plan commits the Council to create a “successful suburb – growing through successful regeneration and sustainable development”. This proposal contributes to this by regularising what is at present an unauthorised use of Council land and producing an income for the Council.
- 3.2 The Strategic Development Unit has been consulted and confirmed that the proposals in this report do not adversely impact upon any of the Council’s regeneration schemes.

4. RISK MANAGEMENT ISSUES

- 4.1 I have considered whether the issue involved are likely to raise significant levels of public concern or give rise to policy considerations and do not consider that there are any such concerns

5. EQUALITY AND DIVERSITY ISSUES.

- 5.1 Barnet Council is committed to improving the quality of life and wider participation for all in the economic, educational, cultural, social and community life of the Borough.

I have considered whether these proposals will give rise to any issues under the Council’s Equalities or Diversity policies and do not consider that there are any such concerns

6. USE OF RESOURCES IMPLICATIONS (FINANCE, PROCUREMENT, PERFORMANCE AND VALUE FOR MONEY, STAFFING, IT, PROPERTY, SUSTAINABILITY)

- 6.1 There are no procurement, performance, value for money, staffing, IT or sustainability issues. The financial and property implications are set out below.

7. LEGAL ISSUES

- 7.1 The disposal by a local authority of land consisting or forming part of an open space, is permissible subject to the proposed disposal first being advertised in

accordance with the provisions of Section 123 (2A) of the Local Government Act 1972, and any objections to the proposed disposal being considered.

8. CONSTITUTIONAL POWERS

- 8.1 Constitution Part 3 - Responsibility for Functions - Paragraph 3.10 lists the Executive functions of the Area Environment Sub-Committees, which includes the day to day promotion, management and development of open space land.
- 8.2 Constitution Part 4 - Management of Real Estate, Property and Land, Paragraph 7 (i) - Whenever a decision is taken by the Executive or the Executive Director for Resources acting under his delegated powers to advertise the possible disposal or appropriation of open space land, the Executive Director for Resources or designated officer shall report the matter to the next relevant Area Environment Sub-Committee to enable it to decide whether it wishes to make representations to the Executive in relation to the disposal of the open space land.

9 BACKGROUND INFORMATION

- 9.1 Two unauthorised advertisement hoardings have been identified on Council land at the junction with the slip road from the A1000 adjacent to Glebelands. No lease has ever been granted for the adverts although it is believed they have been erected for sufficient time to have an established planning use.
- 9.2 Following invitations to several companies, offers have been received from Outdoor Plus Limited (the present unauthorised company) and J C Decaux UK Ltd. The offers are for a 5 year lease, contracted out of the security of tenure provisions of the Landlord and Tenant Act 1954, with a rent review at the end of the third year.
- 9.3 The best offer received is from J C Decaux UK Ltd who would replace the existing 2 adverts with a single Premiere 1000 hoarding (18m x 5m) or a Premiere 400 (12m x 3m) depending on planning consent.
- 9.4 The tenant will be responsible for the Council's legal and surveyors' costs.
- 9.5 The advertisements detailing the proposed grant of a lease were placed in the Barnet Press for two weeks on 28 February and 6 March 2008. A copy of the advertisement is attached as Appendix A. A copy of the advertisement and the site plan were made available to the public at North London Business Park. No representations were received.
- 9.6 This paper was not completed in time for the last sub committee meeting on 19 June and was therefore circulated by post to committee members for comment and Appendix C details the comments received.
- 9.7 Observations on those comments are as follow:
 - 9.7.1 The Glebelands pond is obscured by undergrowth and therefore not visible from the proposed location of the hoarding..

- 9.7.2 The approximate position of the 'Dick Turpin carved tree' has been marked on the plan at Appendix B. There is a possibility that the tree may be obscured from certain positions and to avoid any possible obstruction it is proposed that the position of the hoarding be amended to that shown on the plan at Appendix B.
- 9.7.3 We are reliably advised that there have been advertisement hoardings on this site since approximately 1992 with the most recent in situ since approx. 2000

10 LIST OF BACKGROUND PAPERS

- 10.1 Any person wishing to inspect the tender invitations should telephone Geoff Collins on (020) 8359 7368

CFO: JF
Legal: JMCK

APPENDIX A



LONDON BOROUGH OF BARNET

EXECUTIVE DIRECTOR OF RESOURCES

SECTION 123(2)(A) OF THE LOCAL GOVERNMENT ACT 1972

Advertisement Hoarding, Glebelands Open Space, adjacent to North
Circular Road and A1000

NOTICE IS HEREBY GIVEN that the Council is proposing to grant a lease for an advertising hoarding situated within Glebelands Open Space and facing the North Circular Road. Two hoardings have been sited in this location on Council land for some years but without the consent of the Council. It is proposed to regularise the situation by granting a lease for 5 years.

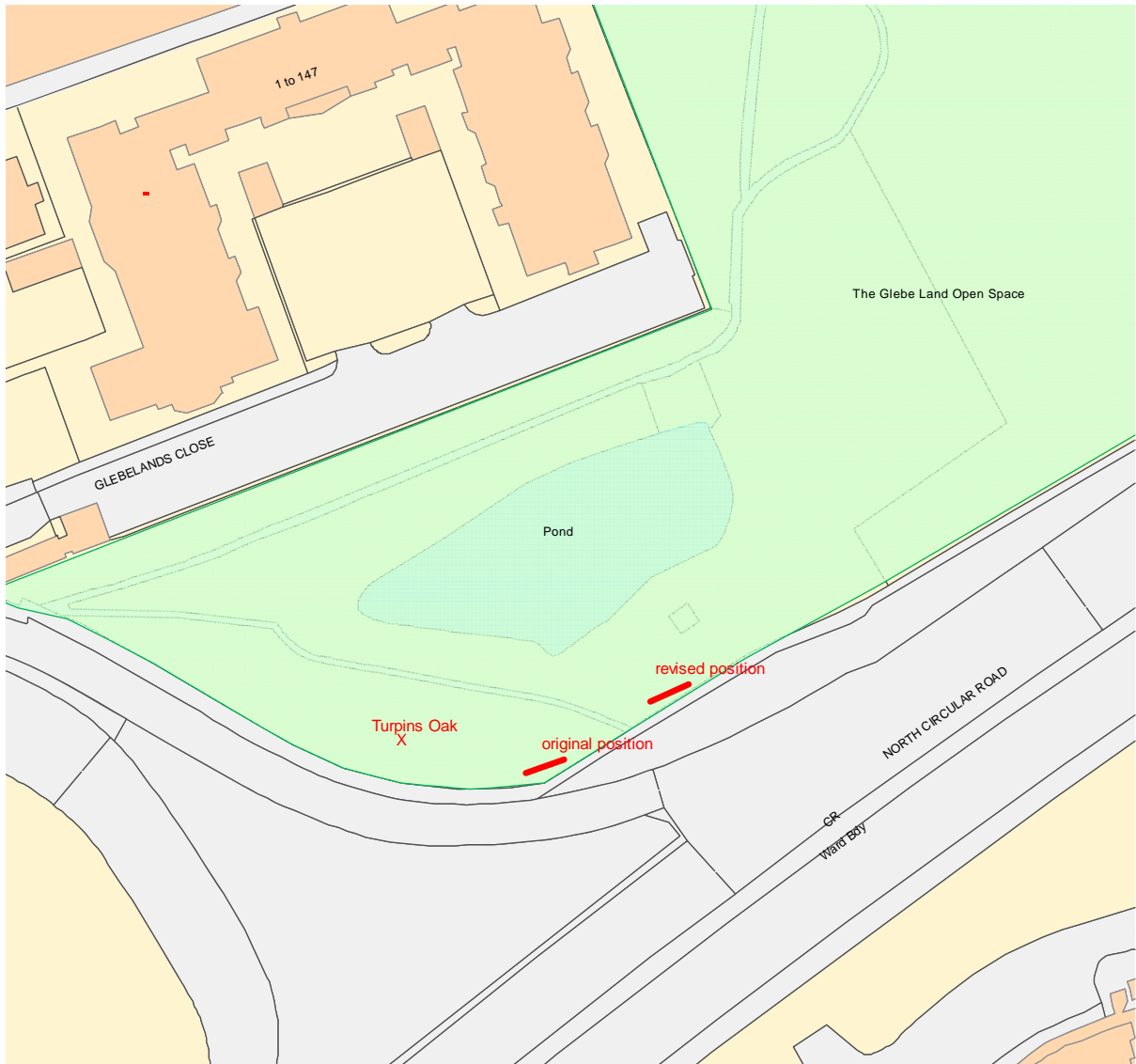
A plan showing the location of the hoarding may be inspected at the offices of the London Borough of Barnet, Building 4, North London Business Park, Oakleigh Road South, New Southgate, London N11 1NP. The plan can be viewed between the hours of 9.00 am to 5.00 pm Mondays to Fridays (excluding public holidays).

Before making any further decision on the proposal, the Council will consider any written representations received. All written representations, which should be addressed to Peter Cridland, Head of Property Services, Property Services and Valuation Group, Building 4, North London Business Park, Oakleigh Road South, London N11 1NP (quoting reference VAL/GGC), must arrive no later than Thursday 20 March 2008.

Dated Thursday 28 February & 6 March 2008.

Peter Cridland
Head of Property Services
First Floor, Building 4.
North London Business Park
Oakleigh Road South
New Southgate
London N11 1NP
Tel No: 020 8359 7306

APPENDIX B



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APPENDIX C

From: Rogers, Cllr Colin Labour
Sent: 30 June 2008 22:19
To: Cridland, Peter
Subject: The Glebelands - advertising hoardings - ref PC?GGC/JS

Dear Mr Cridland

Thank you for your letter of 24 June.

I'm afraid that your belief that two hoardings have been on the Glebelands for sometime is misplaced. They have been there for less than a year.

I am also confused by the nature of the order, as Cllr M Cohen's answer to me, at the Council, concerning hoardings at the NCR/High Rd, if I recollect it correctly, was that the Council would resist further attempts to place hoardings in this locality.

I would therefore state that I have two major objections to any attempt to grant a lease, such as the one you described in your letter.

Yours truly

Colin Rogers

-----Original Message-----

From: Rogers, Cllr Colin Labour
Sent: 01 July 2008 10:29
To: Rogers, Cllr Colin Labour; Cridland, Peter
Cc: Kagan, Gaby; McNeil, Andrew Cllr Labour; Cooke, Cllr Geoffrey Labour; 'MCGUIRK, Kath'
Subject: RE: The Glebelands - advertising hoardings - ref PC?GGC/JS

Dear Mr Cridland

While you are preparing your list of what your 'best efforts' to meet the deadline for cleared reports were, I would ask you to consider that the proposed hoarding(s) will obliterate the view of the 'Dick Turpin' carved tree, and the Glebeland pond. Both these features were the result of considerable Council/Highways Agency expenditure, and obscuring them seems to run counter to the Exchange of Land Act, 1971, which this land was subject to in 1993 (it's a long story, but goes back to the E of Falloden extension of the NCR).

Sincerely

Colin Rogers

-----Original Message-----

From: McNeil, Andrew Cllr Labour
Sent: 03 July 2008 10:22
To: Cridland, Peter
Cc: Cooke, Cllr Geoffrey Labour; Houston, Ross Cllr Labour; Rogers, Cllr Colin Labour
Subject: The Glebelands - advertising hoardings

Thank you for your letter concerning the above.

It worries me that the proposed licensed hoarding will be in a position to obscure the view of the Glebelands pond and the Dick Turpin carved tree, both of which enhance the amenity of this corner of the Glebelands site at a point – on the NCR approach road – where it is of great value.

I further believe that this matter should be brought before the next meeting of the Finchley & Golders Green Area Environment Sub-Committee on 23 September 2008 as I see no harm in delaying the disposal of interest in public open spaces in this case.

Andrew McNeil, Councillor and Member of F&GG Area Sub-Committee