

PROPOSED ST JOHN AMBULANCE HQ – HOCKLEY COMMUNITY CENTRE

1 SUMMARY

- 1.1 This report advises Members of an application received by the St John Ambulance to erect new headquarters to the south west of Hockley Community Centre. The land in question is leased to the Hockley Community Centre and is owned by Rochford District Council.

2 INTRODUCTION

- 2.1 St John Ambulance have approached Hockley Community Centre, with a view to construct a new headquarters on land adjacent to the Community Centre. This land lies between the Community Centre and Betts Wood and is currently used as part of the playing field and maintained by Contracted Services division of the Council.

- 2.2 A location plan and proposal plan are included as appendices (A) and (B).

3 CONSULTATION RESPONSES

- 3.1 Consultation on the proposed use of the land has been undertaken with the Planning Department, Legal Services and the Arboricultural Officer.
- 3.2 The Planning Department has no objection in principle to the proposal, although some consideration will need to be given to the layout of the site, due to its location. The proposal will require planning permission and will therefore need to go through due planning process.
- 3.3 Legal Services has advised that it will be necessary to modify the existing lease and grant a new lease with the respective organisations if the proposal were to proceed.
- 3.4 The Arboricultural Officer states the following:

“The site is a sports field type grassed area with very little wild life value or potential. It has no designated status or protected flora/fauna, although it is adjacent to an ancient semi natural woodland. Its position, although next to the wood, would have no impact on any trees or movement of animals to and from the site. I have no environmental / ecological objections to the erection of the new facility.”

3.5 The above consultation indicates that there is no real objection in principle to the proposal by St. John Ambulance. The site in question has little amenity value and the proposed location would cause little impact on the area of the playing field.

3.6 The Hockley Community Centre has confirmed it has no objection to the proposed building being built on this part of the playing field and is agreeable to the release of the land from the lease for this purpose. The current lease expires in 2009.

4 RISK IMPLICATIONS

4.1 Third Party Risk

Operation of this proposal would be entirely undertaken by St. John Ambulance, who would be responsible for maintenance and insurance of the proposed building.

5 CRIME AND DISORDER IMPLICATIONS

5.1 This new building could provide some additional security to the site with increased usage of the area.

6 ENVIRONMENTAL IMPLICATIONS

6.1 Environmental implications are included in the consultation paragraphs.

7 RESOURCE IMPLICATIONS

7.1 There are no financial resource implications to the Council as a result of this report.

8 LEGAL IMPLICATIONS

8.1 The existing lease will require modification and a new lease granted in respect of the proposed area.

9 RECOMMENDATION

9.1 It is proposed that the Committee **RESOLVES**

That, subject to the grant of planning permission and the release of the land by Hockley Community Centre, a lease for a term of 21 years is granted to St. John Ambulance for the use of the land on the South Western side of the Community Centre to construct a head quarters, the lease to be at market value and such other terms as the Head of Legal Services considers appropriate.

Roger Crofts

Corporate Director (Finance & External Services)

Background Papers:

Letter from St. John Ambulance

For further information please contact David Timson on:-

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Land part of Hockley Community Centre, Hockley

PLAN 2.



Scale : 1:1250

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Organisation	Rochford District Council
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