

REPORT FROM: STRATEGIC DIRECTOR

TO: NELSON COMMITTEE

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LAND AT ALGAR STREET, NELSON

PURPOSE OF REPORT

To recommend that Members request the Executive to declare the land shown edged black on the plan surplus to requirements.

RECOMMENDATIONS

That this committee recommends the Executive to declare the land surplus to requirements in order for it to be marketed for sale for an alternative use subject to planning consent.

REASONS FOR RECOMMENDATION

To achieve a capital receipt and to end maintenance liabilities.

BACKGROUND

1. The land edged black is an open grassed area managed and maintained by the Councils Neighbourhood Services.
2. A request has been received from a business at the junction of Rakes House Road and Leeds Road to purchase the land to create parking for their vehicles and customer vehicles as there is no parking for their premises.

ISSUE

3. The Councils Planning Section advises that the land does not have any specific planning designation, but as it is a landscaped amenity area in a densely populated area they would not support the use proposed by the business which has expressed an interest. The proposed use or any other use would require planning consent.
4. The Councils Neighbourhood services do not have any objection to the land being sold.

IMPLICATIONS

Policy: The Council identifies surplus land and property for inclusion in its Disposal Programme to support its Capital Programme. It is proposed that the land is sold on the open market by informal tender in order to achieve best price.

Financial: The sale of the land will result in a capital receipt for the Council and no further liabilities for maintenance costs.

Legal: No legal implications are considered to arise other than as stated in the report

Risk Management: On disposal of the land the risks and liabilities for the Council will cease.

Health and Safety: No implications are considered to arise directly from this report.

Sustainability: No implications are considered to arise directly from this report.

Community Safety: See risk management

Equality and Diversity: No implications are considered to arise directly from this report.

APPENDIX

Location plan

LIST OF BACKGROUND PAPERS

None