

REPORT FROM: STRATEGIC DIRECTOR

TO: WEST CRAVEN COMMITTEE

DATE: 7th JUNE 2016

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LAND AT RAVENSCROFT WAY, BARNOLDSWICK

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 all liabilities.

BACKGROUND

1. The land is an overgrown area of land at the end of Ravenscroft Way which is not maintained. There are third party rights over the land to enter and maintain a well and water pipe.
2. Investigations were made by the Council previously as to the suitability of the site for industrial development, but as the land is on a flood plain provision to accommodate flooding at a considerable cost would have been required.
3. A request has been received from the adjoining business KB Tyres to purchase the land to create a caravan storage facility.

ISSUE

4. Planning permission would be required for any other use. The Council's Planning Section advise that the land has no specific designation and in planning policy terms caravan storage would be an acceptable use in principle

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.

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