

**REPORT FROM: STRATEGIC DIRECTOR**

**TO: BRIERFIELD AND REEDLEY COMMITTEE**

**DATE: 5<sup>TH</sup> JULY 2016**

**Report Author: Hywel Lebbon**

**Tel No: 01282 878939**

**E-mail: [hywel.lebbon@liberata.com](mailto:hywel.lebbon@liberata.com)**

## **LAND AT QUAKER RISE, BRIERFIELD**

### **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 a sale to be negotiated to bring the land into use.

### **REASONS FOR RECOMMENDATION**

To achieve a capital receipt and to end all liabilities.

### **BACKGROUND**

1. The land is opposite the gable end of Quaker Rise next to the canal and is part of a larger enclosed overgrown area which is part of the Council's retained land from the Quaker Heights development.
2. A request has been received from the purchaser of 18 Quaker Rise shown on the plan to purchase the land for garden use. The sale of the house is dependent on whether the land can be purchased.

### **ISSUE**

3. The Council's Planning and Building Control Section advise that the land is within the settlement boundary of Brierfield and change of use to a garden would be acceptable in policy terms. A sale of the land would be subject to the purchaser obtaining planning permission for the proposed use.

## **IMPLICATIONS**

**Policy:** The Council identifies surplus land and property for inclusion in its Disposal Programme to support its Capital Programme. It is proposed that a sale of the land be negotiated to the purchaser of 18 Quaker Rise to reflect the use of the land with a restrictive covenant that the land be used only as a private garden only.

**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