



REPORT OF: STRATEGIC DIRECTOR

TO: COLNE AND DISTRICT COMMITTEE

DATES: 7th DECEMBER, 2016

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LAND AT VIVARY WAY, COLNE

PURPOSE OF REPORT

1. To seek comments from Colne and District Area Committee to recommend that the Executive declare land at Vivary Way, Colne surplus.

RECOMMENDATIONS

2. The Committee comment on the proposal -
 - a) that the Executive declares the land surplus;
 - b) that options for the future of the site are to be explored, with the potential that the land could be sold to generate a capital receipt;
 - c) that the Executive notes the relevance of Council Policy in relation to the portion of the land which could form part of a future railway line extension.

REASONS FOR RECOMMENDATION

3. To declare Council-owned land surplus in order that options for the future of the site can be explored.

ISSUE

4. The Council owns an area of land at Vivary Way, Colne as shown on the plan attached at Appendix A. The land is currently leased to the Pendle Leisure Trust (PLT) and is the site of Urban Altitude, the High/Low Ropes course.

5. Due to lower than anticipated demand for the facility, difficulty in retaining suitably qualified staff and in the context of the significant financial pressures on PLT as a consequence of the reducing level of subsidy paid by the Council, at the end of March 2016, PLT closed Urban Altitude. Discussions have taken place with PLT and they would have no objection to surrendering the lease for the site back to the Council.
6. The land is located in a prominent position and since the closure of Urban Altitude, the Council has received expressions of interest in the land. It is therefore possible that the land could eventually be sold to generate a capital receipt.
7. Any disposal and potential development would be required to comply with the provisions of Core Strategy Policy ENV in relation to the possible future reinstatement of the railway line, which would run through the land.

IMPLICATIONS

Policy

8. Any future use of the land must have regard to Core Strategy Policy ENV 4, which sets out the Council's position on the future reinstatement of the Colne to Skipton railway line. Any development must not compromise the potential for this scheme at a later date.

Financial

9. The financial implications are as given in the report.

Legal

10. Subject to Members resolving to accept the surrender of the PLT lease and the declaration of the site as surplus on the basis of the information set out in this report, the future options with regard to the site can be explored.

Risk Management

11. There are no risk management implications arising directly from the contents of this report.

Health and Safety:

12. There are no Health and Safety implications arising from this report.

Climate Change:

13. As with health and safety implications, there are no climate change implications arising directly from this report.

Community Safety:

14. There are no community safety issues arising directly from the contents of this report.

Equality and Diversity:

15. There are no equality and diversity implications arising directly from the contents of this report.

APPENDICES

Appendix A – Plan of the land under consideration

LIST OF BACKGROUND PAPERS

None