

REPORT FROM: STRATEGIC DIRECTOR

TO: EXECUTIVE

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Report Author: Hywel Lebbon
Tel No: 01282 878939
E-mail: hywel.lebbon@liberata.com

LAND AT CARR ROAD, NELSON

PURPOSE OF REPORT

To request the Executive to declare the land shown edged black surplus to requirements in order for it to be sold for an alternative use.

RECOMMENDATIONS

1. That further to a resolution of Nelson Committee, the Executive declare the land surplus to requirements in order for the land to be sold for an alternative use.
2. In view of the interest in purchasing the land that the Strategic Director be authorised to apply for planning permission for commercial use and that it be marketed for sale when planning consent has been granted.

REASON FOR RECOMMENDATIONS

To achieve a capital receipt and reduce all liabilities.

BACKGROUND

1. The land is located in between Victoria Park and the M65 Motorway Bridge and is managed by the Council's Neighbourhood Services. There has been interest from a number of parties to purchase the land for commercial use.
2. There is a ten year licence of the land to Taylors Funfair from March 2014 to hold a funfair on eight consecutive days each year at an annual fee of £2,000 which is increased by 3% each year. The land is also used by a circus each year for around 10 days at £500 per day. Annually, this results in income of circa £7,000. This year for approximately two months it was used by Lancashire County Council at £125 per week for storage of machinery when doing road maintenance in the area leading to additional income of circa £1,000.
3. It was resolved by Nelson Committee on 7th November 2016 that the Executive be requested to declare the site surplus to requirements in order for it to be disposed of for alternative use.

ISSUE

4. Given the apparent demand for the site, subject to the Executive agreeing to declare the site surplus to requirements, it is proposed to obtain planning consent for the site for commercial use in order to make the land available for commercial development. If consent is obtained, it is proposed to market the site with the benefit of the planning designation with a view to obtaining best consideration for the site.
5. Councillors should note that if the land is declared surplus to requirements in accordance with the licence the Council will be required to serve 3 months' notice on Taylors Funfair to terminate the agreement.
6. The planning designation of the land is open space and it is classified as amenity greenspace. As the land is open space when the proposed use of the land is known the Council will be required to place a notification in the local press for two consecutive weeks setting out the intended use and to consider any objections which are made. Any change of use of the land would also require planning permission.

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 be sold on the open market.

Financial: The disposal of the land will assist in a capital receipt or other budgets for the Council and an end of all liabilities.

The cost of obtaining planning consent, including any necessary surveys in support of a planning application, is estimated to be in the region of £7,000. This will be funded from the Growth Development Reserve.

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