

REPORT FROM: CHIEF EXECUTIVE

TO: POLICY AND RESOURCES COMMITTEE

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LAND AT THOMAS STREET, COLNE

PURPOSE OF REPORT

To inform Policy and Resources Committee of a request made to purchase the Car Park at Thomas Street.

The adjacent premises are being considered for purchase by a local business but they require dedicated parking/storage. A planning application for a change of use from Car Park to Commercial Use and extension to the existing Commercial Building has been submitted but has not yet been determined. If the scheme goes ahead it will provide premises for a small business and local employment.

A decision is necessary to progress an offer received for the land and dispose of the Council's freehold interest by private treaty, subject to planning.

RECOMMENDATION

That the Policy and Resources Committee authorise the private treaty disposal and accept the offer received for the land, subject to planning permission.

REASON FOR RECOMMENDATION

To bring an asset that has been declared surplus back in to a beneficial use, achieve a capital receipt and remove all liabilities for the Council.

BACKGROUND

1. At a meeting of the Executive on 23rd October 2014 it was resolved that land at Thomas Street be declared surplus to the Council's requirement.
2. The land has not been actively marketed but was considered by Together Housing as a potential development site in 2014 but was not taken forward. The site has not been considered viable for residential use and the proposed Car Park for the adjoining premises could be considered the most appropriate use.

3. An offer was made by the local business and a report was issued to Colne and District Area Committee on 10th May 2018. The Committee resolved to defer the decision until concerns regarding the trees on the site could be dealt with. Subsequent meetings have been held with Councillors, Council officers and the local business owner to resolve these concerns.
4. A planning application has been submitted by the offeror for Change of Use and a decision which may contain conditions is expected shortly.

ISSUE

5. The land is laid out with 11 parking spaces and used as a long stay car park by residents. Any cars which would normally be parked in the car park will be displaced to nearby streets.
6. The Council has received an offer of £13,500 (Thirteen Thousand Five Hundred Pounds) to purchase the freehold for car parking/storage in conjunction with the adjacent works premises. The offer is subject to planning permission. The Council may wish to impose restrictions on future uses.

IMPLICATIONS

Policy: The Council identifies surplus land and property for inclusion in its Disposal Programme to support its Capital Programme.

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

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

23rd October 2014 Report to Executive

10th May 2018 Report to Colne and District Area Committee