

REPORT FROM: CHIEF EXECUTIVE
TO: COLNE & DISTRICT COMMITTEE
DATE: 4th July 2019

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Land adjacent to Great House Farm, Red Lane, Colne

PURPOSE OF REPORT

To recommend that Members request the Policy and Resources Committee to declare the Council owned land shown edged black on the plan surplus to requirements following an enquiry received from the adjacent property owner.

RECOMMENDATIONS

That this Committee recommends the Policy and Resources Committee to declare the land surplus to requirements and subject to satisfactory negotiations with the adjoining owner grant delegated approval to the Chief Executive for the disposal.

REASONS FOR RECOMMENDATION

That the land is surplus to the Councils requirements and for the reason of good land management dispose of the whole of the Councils ownership which would provide a capital receipt.

BACKGROUND

Members will be aware that the Council disposed of an area of land previously used for grazing, for residential development at Red Lane, Colne in July 2018.

The Council retained a small area of land which is split into three uses and is the subject of this report.

The request is from the owner of Great House Farm who was granted by the Council (the Freeholder) in 1977 a Right to use the access off Red Lane to access the parking and garden to the rear of the property. The Council used the same access in order to enter the grazing land (shown hatched on plan attached).

As the Council has now disposed of the grazing land it no longer has a requirement for the access. The owner of Great House Farm has also informally used a small area of Council owned land

adjacent to the access (shown shaded on the plan attached) for car parking with a small open garden area. On the opposite side of the access is an Electricity Sub–Station (identified on attached plan) which it is recommended should be included in the transfer (this would be subject to the existing lease for 60 years from 3rd September 1984 to Electricity North West Limited. The Council would not retain any interest in this small area of land.

ISSUE

The Councils retained ownership is made up of three parcels:

1. Site with Electric Sub Station – identified on the plan.
2. Access Road – Shown hatched.
3. Parking/Garden area – Shown Shaded.

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 and end 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.

APPENDICES

Location Plan – showing Council ownership (identifying the 3 uses).

LIST OF BACKGROUND PAPERS