

REPORT FROM: CHIEF EXECUTIVE

TO: NELSON COMMITTEE

DATE: 5th August, 2019

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Disposal of land at Queen Street, Nelson

PURPOSE OF REPORT

To recommend that Members request the Policy and Resources Committee to declare the land shown edged black on the plan surplus to requirements.

RECOMMENDATIONS:

That Members approve the request and refer the matter to Policy and Resources Committee to declare the land surplus and authorize the Chief Executive to invite offers of interest to use the land in parts or the whole for car parking from adjacent businesses. Members are also asked to delegate approval to the Chief Executive to consider all offers and agree terms with interested parties.

REASONS FOR RECOMMENDATION:

To provide an opportunity for local businesses to secure dedicated customer car parking, to remove any maintenance liability from the Council as land owner and to generate a capital receipt.

BACKGROUND

1. The freehold interest in the land was acquired in 1965 as part of a housing clearance scheme along with adjacent land fronting Throstle Mill. The land was roughly surfaced and over the years has been used for car parking without agreement from the Council. The frontage land were declared surplus some years ago and the land sold.
2. A request has been received from a local business fronting onto Scotland Road asking if the Council wished to sell the whole of the land so that he may create a car park for customers to his business. The land may however be of interest to a number of adjacent businesses and therefore the Council may wish to sell parts or the whole of the land.

ISSUE

3. The land in question lies adjacent to the cleared sites within the Bradley Area Action Plan. The land is however outside the area boundary and the Council's Regeneration Team and Engineering Team have been consulted and neither has any objections to the land being disposed of providing the resulting car parking area(s) are of high quality.
4. The business enquiring about the land suggests that their trading and income is being affected by a lack of dedicated off-street parking in the vicinity, parking restrictions to the front

and presence of a bus shelter, further restricting the ability for customers to park close to the business premises.

5. The author is also advised that interest was received a number of years ago from other parties and as it would appear there is demand, and that the interested party would not need the whole of the available land, it would appear sensible to invite offers for parts or the whole. The Council may then consider all bids and may be able to assist other surrounding businesses.

IMPLICATIONS

Policy: The Council seeks to identify surplus land property for inclusion within its disposal programme in order to receive capital receipts. The Council assists local businesses to prosper where possible.

Financial: To remove a potential maintenance burden and generate a capital receipt.

Legal: No legal implications are considered to arise directly from this report.

Risk Management: On disposal of the property all risks and liabilities will cease for the Council

Health and Safety: No implications are considered to arise directly from this report.

Climate Change: 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

LIST OF BACKGROUND PAPERS

None