

REPORT FROM: DIRECTOR OF RESOURCES

TO: NELSON, BRIERFIELD AND REEDLEY COMMITTEE

DATE: 2ND SEPTEMBER 2024

Report Author: Rebecca Perez-Kegg
Tel. No: 07795296370
E-mail: Rebecca.Perez-Kegg@pendle.gov.uk

LAND ADJOINING MARSDEN PARK GOLF COURSE, NELSON

PURPOSE OF REPORT

To consider a request to grant a grazing license to a local resident over the land adjoining Marsden Park Golf Course, Nelson as shown edged black on the attached plan (Appendix 1).

RECOMMENDATIONS

- (1) That the Executive agrees to a grazing license being granted over the land in question, subject to planning permission being granted.
- (2) That Members delegate approval to the Director of Resources to agree a rental and terms and conditions of entry.

REASONS FOR RECOMMENDATIONS

- (1) Granting a grazing license over the land would secure occupation of the land, ensuring that the land is well maintained and preventing any anti-social behaviour.
- (2) To ensure that the Council receives a rental at market levels in accordance with best value.

BACKGROUND

1. The land shown edged black on the attached plan (Appendix 1), is currently unused and due to its location access to the site is restricted. Access is only through the adjoining resident's property or through the golf course, therefore opportunities to offer the land to the market for grazing use is limited.
2. The land is quite overgrown and has not been maintained due to the restricted access.
3. Interest was expressed previously into whether the land could be purchased however, the request was rejected so as not to fragment the Council's ownership at this location, lying adjacent to the golf course.

ISSUE

4. The Council have previously rejected a request to sell the land, as it was retained as part of the managed estate and so as not to fragment ownership, however the land currently does not generate any income and is not being maintained as part of the maintenance program. The grant of a license would enable the Council to terminate it should it wish to see alternative uses or development in the future.
5. The land consists of approx. 4.9 acres and is quite steeply sloped, which is the main reason the land has not been considered for grazing purposes in the past. Due to its current condition a large amount of work would be required to bring the land into suitable grazing use including the provision of a water supply for livestock, however should Members agree that the land can be let by way of a grazing license, the interested party will install a water pipe through their land.
6. The change of use would require planning permission and therefore the granting of a grazing license should be subject to the licensor obtaining planning permission prior to the license being granted.

IMPLICATIONS

Policy: No policy implications are considered to arise directly from this report.

Financial: The Council would receive an annual rental for the use of the land.

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

Risk Management: No risk management implications are considered to arise directly from this report.

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

Equality and Diversity: No implications are considered to arise directly from this report.

APPENDICES

Appendix 1 - Location plan

LIST OF BACKGROUND PAPERS: None.