

SUBJECT:	Release of restrictive covenant at the Long Barn, at Beiliau Farm, Gilwern
MEETING:	Individual Cabinet Member Decision
DATE:	18th August 2015
DIVISION/WARDS AFFECTED:	Gilwern

1. PURPOSE:

1.1 To obtain approval for the release of the restrictive covenant at the Long Barn, Beiliau Farm, Gilwern, NP7 0EB.

2. RECOMMENDATIONS:

2.1 To agree that the covenant can be released on terms to be agreed by the Estates Manager.

3. KEY ISSUES:

- 3.1 A local resident is purchasing the agricultural barn in order to redevelop into a four bed dwelling.
- 3.2 The council placed a restrictive covenant on the dwelling following its disposal in 1996 to restrict the “use of said agricultural buildings for any purpose other than agricultural use”.
- 3.3 Planning permission has been granted for conversion of the barn (Brecon’s Beacons National Park Authority Planning Ref:- 10/04641/LBC) and the residents requires the covenant to be released in order to proceed.

4. REASONS:

4.1 Release of the restrictive covenant will generate a capital receipt for the council and enable an unused agricultural barn to be converted into a dwelling.

5. RESOURCE IMPLICATIONS:

5.1 The sale of the land will generate a capital receipt.

6. SUSTAINABLE DEVELOPMENT AND EQUALITY IMPLICATIONS:

Complete – No significant impacts (attached).

7. SAFEGUARDING AND CORPORATE PARENTING IMPLICATIONS

NONE

8. CONSULTEES:

Ben Winstanley – Estates Manager, Estates
Robert Tranter – Legal Services and Monitoring Officer
Mark Davies – Highways Officer
Cllr Simon Howarth – Local Member
Cllr Giles Howard – Local member

9. BACKGROUND PAPERS:

None

10. AUTHOR:

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11. CONTACT DETAILS:

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