

SUBJECT: Wonsatow Road Access Agreement

MEETING: Individual Cabinet Member Decision – Cllr P Murphy

DATE: 18th April 2018

DIVISION/WARDS AFFECTED: Overmonnow

1. PURPOSE:

- 1.1 The report seeks permission to dispose of an access to land located on Wonastow Road Industrial Estate to provide access to an industrial development.

2. RECOMMENDATIONS:

- 2.1 To dispose of the piece of land depicted in Appendix 1 to provide access to the development DC/2013/005 Field to west of Unit 4 Wonastow Road industrial Estate.
- 2.2 To delegate powers to the Chief Officer for Resources to agree the final details of the contract for disposal.

3. KEY ISSUES:

- 3.1 Natural Animal Feeds have acquired 2.85 acres of land behind their current property and have sought planning permission to construct an additional building and extend their current operation, [DC/2013/00054 Click here for link](#)
- 3.2 The land has no direct access from the adopted highway. Following discussions with the applicant and officers in the highways department it was established that an access could be established through National Animal Feeds current land holding if the site was reorganized. Although this is possible it would lead to an inefficient solution for the applicant.
- 3.3 Monmouthshire County Council owns a strip of land freehold which would provide access to the site from an established hammerhead with adequate visibility and sweep for vehicles.
- 3.4 The land accommodates a footpath which runs through the applicants site also and will need to be accommodated in the future design.
- 3.5 The sum agreed will allow unencumbered access to the development for the consented use for which it has planning permission and if it were to be sold off for that use in the future. An overage will be agreed as part of the final contractual negotiations to capture any future value should a change of use or intensity.
- 3.6 Planning permission will need to be obtained for the new access.

4. OPTIONS APPRAISAL

- 4.1 Retain the area of land. The land has no operational use other than to accommodate the footpath and is currently a maintenance liability. This option was discounted as the purchaser will need to incorporate the footpath in the design.
- 4.2 Negotiate a fee which represents “best consideration” for a full unencumbered access for any use. This option was discounted as the purchaser was not prepared to pay a sum of money which represents a full release for the most valuable use as the property will be an extension of their existing industrial use.
- 4.3 Negotiate a fee which represents “best consideration” for an access for its current industrial use with an overage included capturing any future uplifts in value which may occur if a change of use occurs.

5. EVALUATION CRITERIA

Included at the end of the report

6. REASONS:

- 6.1 The disposal of the access will enable the expansion of a business within Monmouthshire and generate a capital receipt for the council.

7. RESOURCE IMPLICATIONS:

- 7.1 The disposal will generate a capital receipt of £58,000.
- 7.2 The purchaser will bear the councils fees associated with the transaction.

8. WELLBEING OF FUTURE GENERATIONS IMPLICATIONS (INCORPORATING EQUALITIES, SUSTAINABILITY, SAFEGUARDING AND CORPORATE PARENTING):

9. CONSULTEES:

Cllr Treherne – Ward Member (Overmonnow)

“It is certainly good news that a deal seems to have been reached between Greencoat and MCC. A deal like this can only push through the view that MCC supports local business.”

Head of Commercial and Integrated Landlord Services
Chief Officer Resources
Legal

10. BACKGROUND PAPERS:

10.1 1:1250 plan (Appendix 1)

11. AUTHOR:

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Estates Manager**

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Evaluation Criteria – Cabinet, Individual Cabinet Member Decisions & Council

Title of Report:	Wonastow Road Access Agreement
Date decision was made:	18th April 2018
Report Author:	Ben Winstanley

What will happen as a result of this decision being approved by Cabinet or Council?

What is the desired outcome of the decision? The disposal of land or rights over land.
What effect will the decision have on the public/officers? None

12 month appraisal

Was the desired outcome achieved? What has changed as a result of the decision? Have things improved overall as a result of the decision being taken?

What benchmarks and/or criteria will you use to determine whether the decision has been successfully implemented?

- The capital receipt is received

12 month appraisal

What is the estimate cost of implementing this decision or, if the decision is designed to save money, what is the proposed saving that the decision will achieve?

- MCC will receive a capital receipt
- Transaction costs will be borne by the purchaser.

12 month appraisal

Give an overview of whether the decision was implemented within the budget set out in the report or whether the desired amount of savings was realised. If not, give a brief overview of the reasons why and what the actual costs/savings were.

Any other comments