

SUBJECT: Disposal of land at Llwynu Lane/Old Hereford Road and Drainage Easement over land at Charles Crescent.

MEETING: ICMD Councillor Phil Murphy

DATE: Wednesday 24 July 2019

DIVISION/WARDS AFFECTED: Croesonen and Mardy

1. PURPOSE:

To seek approval for the disposal of a small area of land for road widening purposes and to grant an easement over land in the ownership of the Council.

2. RECOMMENDATIONS:

- 2.1 To approve the disposal of the land outlined red on the attached plan.
- 2.2 To approve the granting of an easement as shown shaded brown on the attached plan.
- 2.3 To delegate responsibility to the Head of Commercial and Integrated Landlord Services and the Chief Officer for Resources, to finalise the terms of the disposals.

3. KEY ISSUES:

- 3.1 – The Council has agreed terms with the purchaser for the sale of the land outlined red. The area of land required for road widening purposes and totals approximately 110 square metres, it is located immediately adjacent to Old Hereford Road.
- 3.2 – The Council has also agreed terms with the purchaser for an easement in perpetuity over the Council's land. The land in question forms part of a narrow strip located between residential properties at Charles Crescent and Dan-Y-Deri. The land totals approximately 70 square metres. A public footpath runs over the land from Llwynu lane, heading northwards into the open countryside. Following works proposed by the purchaser the land will be reinstated to allow continued access over the public footpath.

4. EQUALITY AND FUTURE GENERATIONS EVALUATION (INCLUDES SOCIAL JUSTICE, SAFEGUARDING AND CORPORATE PARENTING):

The significant positive impact on future generations is that the disposal and granting of an easement will provide a capital receipt that will contribute towards the 21st Century Schools Programme. The negative impacts are neutral or of low impact.

5. OPTIONS APPRAISAL

5.1 – Option 1: Refuse the disposal and easement. The Council has agreed terms with a third party for the disposal of the land and granting of an easement. The disposal will generate a capital receipt for the Council. By not continuing with this disposal and easement grant, the Council will not be able to benefit from the capital receipt from the proposed transaction.

5.2 – Option 2: Proceed with the disposal as outlined in this report and exempt appendix. The disposal of the land will generate a capital receipt to support the 21st Century School's Programme.

6. EVALUATION CRITERIA

6.1 - The decision will be reviewed by the Council in the next 12 months in order to evaluate the decision we will consider the following points:

- Has the transaction been completed?
- Has the purchaser had the benefit of the use of the land for their intended purposes?

7. REASONS:

7.1 – The disposals of the land will generate a capital receipt for the Council.

8. RESOURCE IMPLICATIONS:

8.1 – The council will receive a capital receipt as part of the transaction to contribute to the 21st Century School Programme.

8.2 – The purchaser will reimburse the councils legal and surveying costs relating to this matter.

9. CONSULTEES:

Elected Ward Member for Croesonen – Cllr Roger Harris

Elected Ward Member for Mardy – Cllr Malcolm Lane

Cabinet Member for Resources – Cllr Phil Murphy

Monitoring Officer – Matthew Phillips

Head of Commercial and Integrated Landlord Services – Debra Hill-Howells

Head of Commercial Law – Joanne Chase

Public Rights of Way Officer – Richard Garner

10. BACKGROUND PAPERS:

- Site location plans
- Exempt Appendix

11. AUTHOR:

Ben Thorpe – Development Surveyor

12. CONTACT DETAILS:

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