

SUBJECT:	AMENDMENT TO THE RESTRICTED USE AT PORTAL ROAD, MONMOUTH
MEETING:	INDIVIDUAL CABINET MEMBER REPORT
DATE:	16/07/2021
DIVISION/WARDS AFFECTED:	OVERMONNOW

1. PURPOSE:

To consider amendment to the imposed landowner conditions on the remaining development land at Portal Road, Monmouth.

2. RECOMMENDATIONS:

2.1 That the landowner imposed restricted uses of Hotel (C1) and Business Use (B1) are expanded to include Residential Institutions (C2).

3. KEY ISSUES:

- 3.1 The Portal Road site is situated in a prominent location at the gateway to Monmouth. The site is approximately 1.28 acres and sits adjacent to the recently constructed Premier Inn hotel. The Premier Inn has been constructed on land previously sold by Monmouthshire County Council's Estates Department.
- 3.2 A 2008 Cabinet Report approved a recommendation from the then-Head of Planning that proposed a restriction on the consented uses to C1 (Hotel) and B1 (Business Use) only. Details of the approved Cabinet Report can be found in Appendix 2.
- 3.3 Following an extensive period of marketing, the Council has received a number of expressions of interest from potential purchasers, primarily with a view to developing a care home or similar use.
- 3.4 In light of the limited C1 and B1 interest, and continued approaches from C2 providers, it is proposed that planning use class C2 is added as a consented use, thereby enabling the Estates Department to consider additional bids for the development.
- 3.5 The recommendation does not presume planning consent will be issued and any purchaser submitting an application for the listed uses will be subject to the statutory planning process.
- 3.6 The site is marketed with an obligation to accommodate coach parking spaces with associated turning requirements. The coach spaces will improve the provision of long-stay parking and therefore the tourism offering in Monmouth.

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

- 4.1 Amendment to the consent uses will enable the Estates Department to consider alternative offers for the site, and therefore progress the disposal and development. The sale of the land for C2 use will generate a greater capital receipt.
- 4.2 Development of the site will require removal of a number of trees and shrubbery. Suitable mitigation and the ecology impact will be a key consideration prior to submission of a detailed planning application.

5. OPTIONS APPRAISAL

Option	Benefits	Disadvantages	Recommendation
Do nothing.	Any sale/development would be restricted to B1 or C1 use only.	The Council continues to receive no offers and the site is potentially not developed or receipt generated.	
Expand the consented uses to include residential institutions (C2)	<p>Removal of the restriction will enable the Council to consider alternative offers and progress the development.</p> <p>The sale is likely to generate a higher capital receipt.</p> <p>By expanding the acceptable planning uses, the likelihood of coach parking being constructed is greater</p>	None – the addition of C2 use does not prohibit our ability to consider offers of B1 and C1 use.	This approach will enable the Estates Department to consider alternative offers and increase the likelihood of the scheme being constructed.

6. EVALUATION CRITERIA

- 6.1 The project will be evaluated in 6-12 months to determine any impact on the level of interest in the site, and whether any acceptable offers have been received.

7. REASONS:

- 7.1 The site is a surplus asset and has received minimal interest to date under the consented uses.

- 7.2 Amendment to the acceptable planning uses will increase the likelihood of the Estates Department maximising the capital receipt.
- 7.3 The successful bidder will be obligated to construct coach parking spaces as part of their development. Coach spacing is desperately sought in Monmouth and will be of benefit to the town.

8. RESOURCE IMPLICATIONS:

No additional budget is required for the proposed amendment. The amendment is likely to generate a greater capital receipt upon sale completion.

9. CONSULTEES:

Head of Commercial, Property, Fleet and Facilities – Deb Hill-Howells
Cabinet Member – Councillor Phil Murphy
Local Ward Member – Jamie Treharne
Legal Services – Joanne Chase

10. BACKGROUND PAPERS:

Appendices 1 – Title Plan
Appendices 2 – 2008 Cabinet Report

11. AUTHOR:

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