

SUBJECT: DISPOSAL OF LAND AT PORTAL ROAD, MONMOUTH
MEETING: Cabinet
DATE: 5th March 2008
DIVISION/WARDS AFFECTED: Overmonnow

1. **PURPOSE:**
 - 1.1 To consider whether to impose landlord conditions in marketing the development site at Portal Road, Monmouth.
2. **RECOMMENDATIONS:**
 - 2.1 That Cabinet determine whether the Portal Road site is to be marketed on the basis of hotel (C1) and Business Use (B1) with no retail offers being considered, or whether to sell on an unrestricted basis.
3. **KEY ISSUES:**
 - 3.1 The Portal Road site is situated in a prominent location at the gateway to Monmouth as shown in Appendix 1. The site extends to approximately 2.2 acres and is sloping in nature. Advised by the Unitary Development Plan, the Head of Planning has indicated that uses on the site should be restricted to C1 and B1 to ensure that the development is of a prestigious nature and meets the need of the local community and economy.
 - 3.2 This view commands the support of the local community and local members. The Monmouth and District Chamber of Trade support the development of a hotel use and highlight that the Local Economic Development Plan highlights the need for an additional hotel within the town.
 - 3.3 The Council has received expressions of interest for the site from a number of developers, some of which have indicated that they would wish to develop retail units. Valuation advice is that this could double the value of the site. Independent planning advice suggests that any retail use planning application stands a reasonable prospect of being successful at appeal if refused at application stage.
 - 3.4 The Council may, as landowner, seek to better protect the site against retail use by imposing C1 and B1 uses as a condition of contract, accepting a reduced capital receipt in consequence. Even this however may not protect the site in the medium term as application may be made by the owner to the Lands Tribunal for a determination that the condition is unreasonable. If successful no compensation would be payable to the Council for lost profit on the usage restrictions imposed on the original sale.

3.5 There is a shortage of suitable coach parking opportunities within Monmouth and either use will accommodate coach parking within the flood plain area of the site.

4. REASONS:

4.1 The site is a surplus asset and the Estates unit is developing a marketing strategy for disposal. The potential for maximizing site value is in conflict with planning and local aspirations for the site. Cabinet guidance is needed on whether Council should seek as site owner to attempt to constrain use of the site, accepting the financial implications thereof.

5. RESOURCE IMPLICATIONS:

The budget expectations for disposal are in excess of £1million for retail use. Valuation advice is that restricting usage to C1 and B1 use would reduce prospects by up to 50%.

6. CONSULTTEES:

Cabinet Member - Estates
Chairman of Audit and Accounts Committee
Local Member
Corporate Management Team

Results of Consultation

Councillor Greenland has suggested that the area of land used for coach car parking be retained by the Council. This will enable us to protect any restrictions placed on the title. The exact location of this land can be agreed with the developer when a scheme has been agreed.

No other comments received.

7. BACKGROUND PAPERS:

Nil

8. AUTHOR:

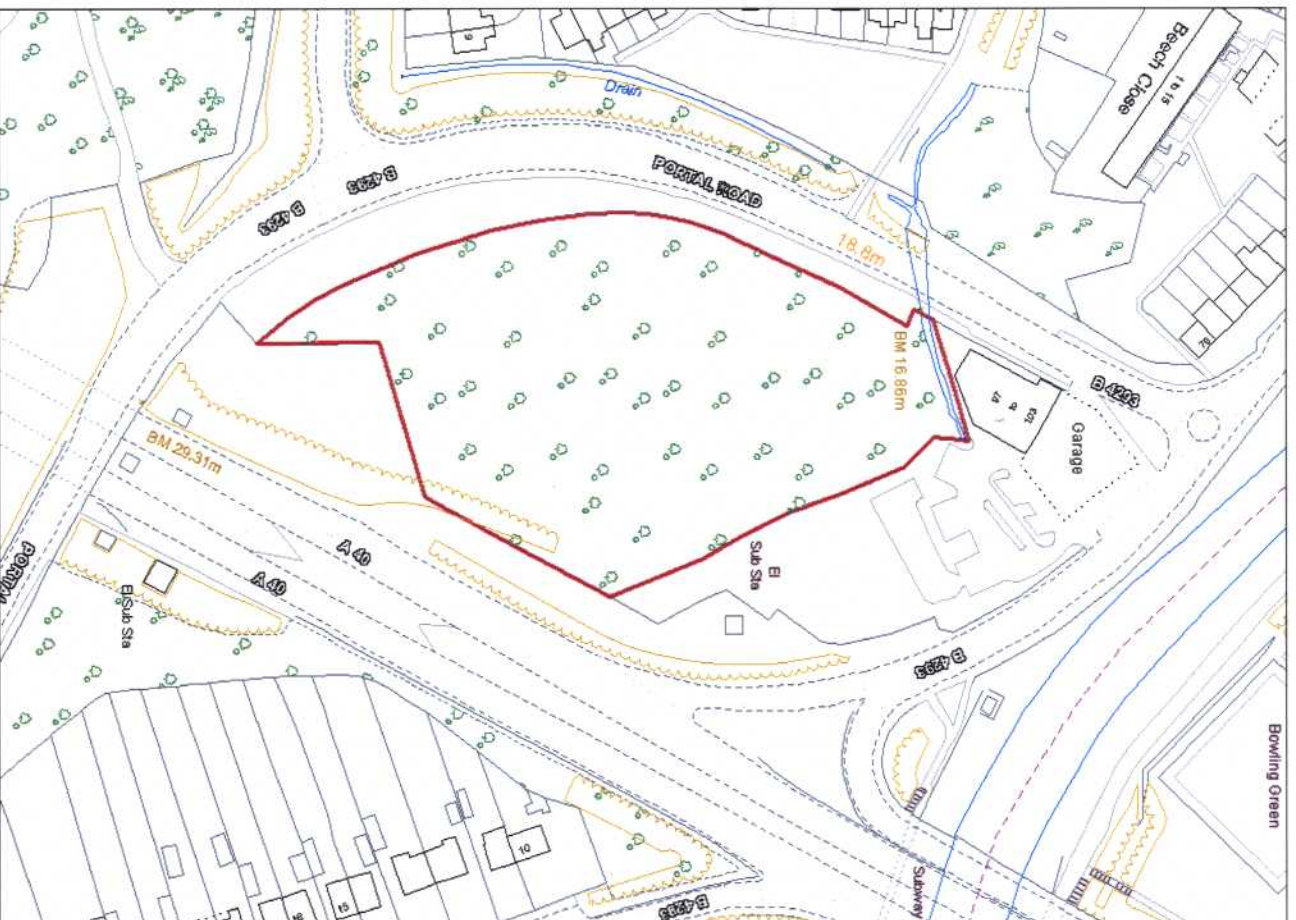
Steve Greenslade - Corporate Director - RER

9. CONTACT DETAILS:

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Appendix 1 – Site Plan

Land at Portal Road



Scale: 1:1250

Morrmouthshire County Council: LA 090 12L 2008

**CABINET
DECISION RECORDING LOG**

DECISION DETERMINED ON: 5th MARCH 2008

DECISION WILL COME INTO EFFECT ON: 14th MARCH 2008
(Subject to "Call-in" by appropriate Select Committee)

SUBJECT: DISPOSAL OF LAND AT PORTAL ROAD, MONMOUTH

DIVISION/WARD AFFECTED: Overmonnow

PURPOSE:

To consider whether to impose landlord conditions in marketing the development site at Portal Road, Monmouth.

DECISION:

To market the Portal road site on the basis of hotel (C1) and Business Use (B1) with no retail offers considered also retaining land for use as a Coach park.

REASONS:

The site is a surplus asset and the Estates unit is developing a marketing strategy for disposal. The potential for maximizing site value is in conflict with planning and local aspirations for the site. Cabinet guidance is needed on whether Council should seek as site owner to attempt to constrain use of the site, accepting the financial implications thereof.

RESOURCE IMPLICATIONS:

Valuation advice is that restricting usage to C1 and B1 use would reduce the potential capital receipt by 50%.

CONSULTEES:

Cabinet Member - Estates
Chairman of Audit and Accounts Committee
Local Member
Corporate Management Team

CABINET MEMBERS PRESENT:

W.A.L. Crump, P.A. Fox, R.J.W. Greenland, E.J. Hackett Pain, P. Murphy, E. Saxon

OTHER ELECTED MEMBERS PRESENT:

P.R. Clarke, P.A.D. Hobson, J.A. Sullivan

INTEREST DECLARED:

Nil

AUTHOR:

Steve Greenslade - Corporate Director - RER

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