

## WILTSHIRE COUNCIL

### WESTBURY AREA BOARD 10<sup>th</sup> December 2015

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#### Leigh Park Community Centre, Westbury – Community Ownership

#### **1. Purpose of the Report**

- 1.1. To update the Westbury Area Board on developments and to seek authority to include additional land in the lease to the registered charity called “Leigh Park Community Centre (Westbury), also trading as “LPCC”

#### **2. Background**

- 2.1. In December 2012 the Area Board approved the grant of a long lease of the property shown edged blue on the plan at Appendix 1 to LPCC in accordance with Wiltshire Council’s Community Asset Transfer policy. The land edged red on the plan was earmarked for a day nursery.
- 2.2. There is no longer an identified need for a separate day nursery. LPCC is proving to be successful and the space would be of use for community centre related purposes.
- 2.3. This report is to inform the Area Board on the latest progress and to seek approval to the inclusion of the area edged red on the plan in the long lease to LPCC.

#### **3. Main Considerations**

- 3.1. The property is still owned by Persimmon Homes. The lease cannot be completed until ownership of the land has passed to Wiltshire Council.
- 3.2. The land is to transfer to Wiltshire Council in accordance with the provisions of a S106 agreement. This states that red land “shall only be developed for the purposes of a day nursery or some other use within Class D1 of the Town and Country Planning (Use Classes) Order as amended”.

#### **4. Implications**

##### **4.1. Environmental Impact of the Proposals**

LPCC may erect buildings (either temporary or permanent) on the land.

#### 4.2. Financial Implications

There will be a loss of a potential capital receipt for the nursery site but as this was ring fenced to support LPCC there is no net financial implication.

#### 4.3. Legal Implications

None.

#### 4.4. HR Implications

None

#### 4.5. Equality and Diversity Implications

None

### 5. **Recommendation**

That the proposal in paragraph 1 is approved.

**Liam Cripps**  
**Community Engagement Manager: Westbury**

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Appendix: Plan

Background papers: Report to Westbury Area Board 13<sup>th</sup> December 2012 – available online