

SALISBURY AREA BOARD
10 JANUARY, 2013

COMMUNITY ASSET TRANSFER

Piece of land to the rear of Studio Theatre, Ashley Road, Salisbury

Executive Summary

This report deals with application for the transfer of a piece of land to the rear of Studio Theatre, Ashley Road, Salisbury to be transferred to the Studio Theatre in accordance with Wiltshire Council's Community Asset Transfer Policy.

Proposal

The Area Board is asked to consider an application submitted by the Studio Theatre for the transfer of a piece of land to the rear of Studio Theatre, Ashley Road, Salisbury. The applicant's proposal is set out at Appendices 1, 2 & 3.

Reasons For Proposal

This proposal supports and implements Wiltshire Council's Community Asset Transfer Policy.

Recommendation

To approve the transfer.

Marianna Dodd
Salisbury Community Area Manager

COMMUNITY ASSET TRANSFER

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Purpose of Report

1. The Area Board is asked to consider an application submitted by the Studio Theatre for the transfer of a piece of land to the rear of Studio Theatre, Ashley Road, Salisbury, SP2 7TN. The applicant's proposal is set out at Appendices 1, 2 & 3.

Background

2. Wiltshire Council is supporting the principle of the transfer of community assets in order to empower and strengthen local communities. The Council believes that transferring appropriate public assets to communities leads to more responsive services that better meet local people's priorities.
3. Transfer of an asset can also provide the opportunity to lever more resources into a community and provide a more accessible and responsive base from which to deliver local services.
4. A community group or organisation can benefit from greater financial stability and build confidence through having ownership (or long term security through a lease) of a physical asset. This financial sustainability can help the organisation become less dependent on grants, provide security for further borrowing and opportunities for further growth.
5. Typically, organisations that would be considered appropriate are Voluntary and Community Groups/Associations, Town or Parish Councils, Trusts or Charities, or Social Enterprise Groups.

The applications before the Area Board

6. The application from the Studio Theatre is attached at Appendices 1, 2 & 3 and relates to the transfer of a piece of land to the rear of Studio Theatre, Ashley Road, Salisbury, SP2 7TN to be used for car parking.
7. The application was submitted in accordance with the Council's application process and meets the requirements for consideration by the Area Board.
8. The Community Area Manager has consulted with Strategic Property Services, who have undertaken appropriate consultation with service departments across the Council. Local consultation has been undertaken by the applicant in accordance with the application checklist and the outcome of the consultation is included within the applications. Cllr Richard Clewer, the local member, has been apprised.

The views of Council officers

9. On behalf of the Council, Strategic Property Services (who have overall responsibility for the Council's estates and property) has provided the following observations to the Area Board.
 - 9.1 The former Salisbury District Council originally leased and then transferred the freehold of the site of the theatre building/car park to Studio Theatre.
 - 9.2 The parcel of land requested by Studio Theatre is located within a wider area of open space/amenity land and as such any disposal or transfer of the land will be dealt with under the Local Government Act 1972, which requires the potential disposal of the land to be 'advertised' in a local newspaper for two consecutive weeks and any objections received to be considered by the Council.
 - 9.3 The proposed use of the land by Studio Theatre as an extension to the existing car park will require a planning application for a change of use.
 - 9.4 Any costs relating to 9.2 & 9.3 will be the responsibility of Studio Theatre and must be undertaken prior to the transfer of the land being completed.
 - 9.5 The transfer will be subject to any legal covenants that affect the land.

Recommendation

10. To approve the transfer subject to the comments raised in Section 9 above.

Marianna Dodd

Salisbury Community Area Manager

Appendix 1: CAT Application/Proposal

Appendix 2: Checklist

Appendix 3: Sketch Map
