

**Wiltshire Council**

**Cabinet Capital Assets Committee**

**Date of meeting 23<sup>rd</sup> July**

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**Subject: Park and Ride Site, London Road Salisbury**

**Cabinet member: Councillor Sturgis, Planning, Development Management, Strategic Housing, Property, Waste**

**Key Decision: No**

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**Executive Summary**

The Council has been approached by a company that is currently in negotiations to acquire the former car showroom adjoining the western boundary of the Council's Park and Ride property.

That company wishes to acquire a small part of the Park and Ride property to enable its development proposals to proceed.

No car parking spaces will be permanently lost if the acquisition goes ahead.

**Proposal**

**To delegate authority to the Service Director for Transformation in consultation with the Cabinet Member for Strategic planning, development management, strategic housing, property and waste, to dispose of part of the of the Park and Ride site at London Road, Salisbury, so long as there is no permanent loss of parking spaces.**

**Reason for Proposal**

The Council will obtain a capital receipt without any permanent loss of amenity.

**Mark Stone**

**Service Director, Transformation**

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**Key Decision: No**

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#### **Purpose of Report**

1. To obtain authority to dispose of part of the London Road Park and Ride site, Salisbury so long as there is no permanent loss of car parking spaces.

#### **Background**

2. The Council owns the Park and Ride Site at London Road, Salisbury.
3. To the west lies the now vacant former car showroom which is currently being sold by the Receiver.
4. A company is in confidential negotiations to acquire that site and has approached the Council to enquire as to whether it could acquire about 0.25 acres of the Park and Ride site.

#### **Main Considerations for the Council**

5. The park and ride site, at this point, is well below road level. Therefore there will be no permanent loss of car parking spaces as the company's proposed development will be at the elevated level.
6. Accordingly Parking Services have no objection to a disposal of the 'air space'.
7. Negotiations with the company are at a preliminary stage and the precise amount of land is under discussion but it is anticipated that the Council will secure a significant capital receipt, albeit this may not be received until 2015.
8. In addition, it is likely that there will be S106 contributions from the company if planning consent is granted for its proposals.

9. There is an in principle objection to the proposed development subject to policy considerations (development plan and National Planning Policy Framework) being satisfied.
10. Members may consider that such matters would be best dealt with through the planning process rather than through a 'property decision'.

### **Safeguarding Considerations**

11. The proposal has no safeguarding considerations.

### **Public Health Implications**

12. There are no Public Health Implications relating to the proposal.

### **Environmental and Climate Change Considerations**

13. The proposed sale will not in itself have any Environmental and Climate Change considerations. These will be addressed through the planning process for the company's proposed development.

### **Equalities Impact of the Proposal**

14. There are no Equalities Implications arising out of this report.

### **Risk Assessment**

15. There is a risk that another company may feel that it has not been given an opportunity to acquire part of the Council's property.
16. However as the Council has not been approached by other interested parties this is considered to be a low risk. If other parties do come forward then officers will enter discussions with them as well.
17. In addition the Council will only enter into a legal agreement after, or at the same time, as the company secures a legal interest in the adjoining property.

### **Risks that may arise if the proposed decision and related work is not taken**

18. The Council could be criticised for foregoing a significant capital receipt at a time when funding from central government is being substantially reduced.

### **Risks that may arise if the proposed decision is taken and actions that will be taken to manage these risks**

19. See above

## **Financial Implications**

20. The Council will secure a significant capital receipt.

## **Legal Implications**

21. The Council will enter into a legal agreement with the purchaser.

## **Options Considered**

22. The council could refuse to sell part of the property. If such an event it would forego the opportunity of securing a capital receipt.

## **Conclusions**

23. That the Council sells part of the London Road Park and Ride property on terms to be agreed.

## **Proposal**

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## **Reason for Proposal**

The Council will obtain a capital receipt without any permanent loss of amenity.

**Mark Stone**  
**Service Director, Transformation**

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**Background Papers**

None

The following unpublished documents have been relied on in the preparation of this report:

None

**Appendices**

Plan of site