

CABINET MEMBER FOR WASTE, PROPERTY AND ENVIRONMENT – MR T STURGIS

DEPARTMENT OF TRANSFORMATION AND RESOURCES

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REFERENCE: WPE-006-11

LAND AT BRUGES CLOSE, CHIPPENHAM

Purpose of Report

1. To:
 - (i) Seek approval for the disposal of approximately 621 square metres of land at Bruges Close, Chippenham, the extent of which is shown approximately edged red on the plan at **Appendix 1**.

Background

2. The land was acquired from E H Bradley and Sons Limited as public open space in connection with the development of Monkton Park. The adjoining householders asked North Wiltshire District Council (NWDC) if they could buy the land. In order to sell the land NWDC had to seek removal of the restriction on use. Bradleys have obtained planning permission for a single dwelling and terms have been agreed with them for the division of the costs and proceeds of sale.

Main Considerations for the Council

3. The land comprises an area of grass currently used as public open space but planning permission for a single dwelling has been granted by Wiltshire Council.
4. Terms for a division of the sale costs and proceeds have been agreed with E H Bradley and Sons Limited, who bore the costs of the planning application and have the benefit of a restrictive covenant limiting the use of the land.
5. Although local consultation was carried out as part of the planning application process the disposal still needs to be advertised pursuant to s123 of the Local Government Act 1972 as the current use of the land is public open space.

Environmental Impact of the Proposal

6. There is no significant environmental impact.

Equalities Impact of the Proposal

7. None.

Risk Assessment

8. There is a risk that objections will be received when the proposal is advertised but these have already been considered when the planning application was dealt with. Due to the relatively low value of this land any other risks associated with the proposal are low.

Financial Implications

9. There will be a small capital receipt, the size of which has still to be established but which is unlikely to exceed £100,000.

Legal Implications

10. None.

Options Considered

11. To:
- (i) Dispose of the land.
 - (ii) Not dispose of the land.

Reasons for Proposal

12. To dispose of a small parcel of land and obtain a capital receipt.

Proposal

13. That:
- (i) Land at Bruges Close, chippenham, approximately as indicated edged red on the plan at **Appendix 1** be disposed of on the open market on terms to be agreed by the Head of Strategic Property Services.

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

None.