

Policy & Resources Committee

Date:	16 February 2021
Title:	Disposal of Amenity Land - Pickenfield
Contact Officer:	Andrea Oughton, Asset Manager

Purpose of the Report

1. To consider a request to sell land at Pickenfield.

Background

2. The Council's Land Acquisition and Disposal policy aims to establish a transparent and consistent approach to the acquisition and disposal of Council owned land. A copy of the Policy accompanies this report (Appendix 1). A separate "Disposal of Public Open Space Land" procedure also exists (Appendix 2).

Pickenfield

3. The resident of 28 Pickenfield has written to the Council with a request to purchase a small area of amenity land to the side of his property.
4. The resident states in his email that his objective is to use the area as an extension to his garden. The current pinch point between the fence and house is 'too small to even be able to fit a proper gate'. A map showing the parcel of land he wishes to purchase, together with photographs, are included with the report (Appendix 3). A map of the wider area showing current land owned and maintained by the Town Council is included with the report papers (Appendix 4).
5. The parcel of land to which the resident refers was planted with a mixture of shrubs by the developers. Over the years these have matured. The Maintenance Team undertake pruning work as required to the area.

Council Consideration

6. Councillors are asked to consider this request against the adopted policy and determine whether it meets the criteria in a sufficient way for a recommendation for disposal in principle, before the resident starts incurring planning, valuation, publicity and legal transfer costs.
7. Consideration should include public benefit, financial impact, community impact and whether sufficient information has been provided.

Risk Assessment

8. Financially all costs would be met by the resident of 28 Pickenfield.
9. How a decision is reached in response to this request needs to be clear and consistent with regard to previous decisions and any future requests for amenity land to be disposed of. In recent years, requests at Youens Drive, Chalgrove Road and Pickenfield have been granted, while Cromwell Avenue was refused.
10. Any Planning permissions for change of use from public amenity land to private garden would be the responsibility of the resident to obtain. Restriction on development would be listed as a covenant within any transfer deeds.

Resource Appraisal

11. All costs such as valuation, publicity and legal transfer matters would be recharged as part of any agreed financial receipt from the resident.

Legal Powers: Local Government Act 1972 S.127

Recommendation:

That the Council:

- i) Considers whether the identified piece of land meets the criteria for disposal with the Land Acquisition and Disposal Policy.***
- ii) To decide whether the Council should consider disposing of the land, in principle.***