

## Policy & Resources Committee

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<b>Title:</b>	<b>Disposal of Amenity Land – Pickenfield</b>
<b>Date:</b>	<b>15 February 2022</b>
<b>Contact Officer:</b>	<b>Andrea Oughton, Asset Manager</b>

### Purpose of the Report

1. To consider a request to sell land adjacent to 22 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 owner of 22 Pickenfield has written to the Council with a request to purchase an area of amenity land to the side of his property.

He states in his email that the objective is '*to provide useable space for us as private garden (for our two young boys to play in) and to increase parking space near our driveway. Currently we find it very difficult to park two cars next to each other on the driveway and open doors to get children out. The chimney of the house juts out onto the driveway which adds to the problem and means we have to stagger our cars rather than park them side by side*'.

4. The resident is asking the Council consider two Options (Appendices 3 & 4). A map of the wider area showing current land owned and maintained by the Town Council is included with the report papers (Appendix 5).
5. The parcel of land to which the resident refers was grassed and planted with a mixture of shrubs and trees by the developers. These have matured over the years. The Maintenance Team undertake grass and hedge cutting / 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 22 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) Consider 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, in principle, disposing of the land.***