

On further review of this document, it has been agreed by the Monitoring Officer that the restriction be removed and the document be published.

Bolsover District Council

Director of Development

1st May 2020

<p>Land at Park Avenue, Glapwell</p>

~~This report is not for publication under Paragraph 3 of Part 1 of Schedule 12A to the Local Government Act 1972~~

Purpose of the Report

- To recommend the sale of a parcel of land to Mr S Hill of Glapwell Nurseries, to facilitate a vehicular access as part of a new residential development scheme.

1 Report Details

- 1.1 Mr Hill has obtained outline planning permission for the construction of 62 dwellings (and associated works) on land to the East of Park Avenue, Glapwell as shown edged blue on the plan.
- 1.2 At its meeting on 20th February 2020 the Council's Planning Committee granted planning permission for the proposed development.
- 1.3 To obtain vehicular access to the development site access is required over the Council owned land shown edged red on the plan which is currently a small wooded area.
- 1.4 It is considered that the Council has a ransom element in the granting rights for access across its land to serve the development.
- 1.5 The Senior Valuer and the Director of Development have negotiated with Mr Hill to proceed on the transfer of the strip of land for the sum of £240,000. The Heads of Terms include the payment of the Council's Legal and Surveyors fees and Mr Hill bearing the cost of relocating a street light.
- 1.6 Executive Members considered the proposal at an informal meeting on 21st April 2020 and they supported the disposal.

2 Conclusions and Reasons for Recommendation

- 2.1 In order for Mr Hill to commence development of the scheme on land to the East of Park Avenue in Glapwell, approval is sought for the disposal of the Council owned ransom strip to Mr Hill.

3 Consultation and Equality Impact

3.1 There are no equality implications arising directly from this report.

4 Alternative Options and Reasons for Rejection

4.1 There was no other alternative option available in order to achieve sustainable development.

5 Implications

5.1 Finance and Risk Implications

5.1.1 There is a capital receipt of £240,000 to the Council.

5.2 Legal Implications including Data Protection

5.2.1 The transaction will be handled by the Council's legal department on behalf of Property and Commercial Services and Housing.

5.3 Human Resources Implications

5.3.1 The sale of land will result in no direct HR implications.

6 Recommendations

6.1 That approval be granted for the disposal of the parcel of land on Park Avenue Glapwell to Mr Hill.

7 Decision Information

Is the decision a Key Decision? A Key Decision is an executive decision which has a significant impact on two or more District wards or which results in income or expenditure to the Council above the following thresholds: <i>BDC: Revenue - £75,000 <input type="checkbox"/></i> <i>Capital - £150,000 <input type="checkbox"/></i> <i>NEDDC: Revenue - £100,000 <input type="checkbox"/></i> <i>Capital - £250,000 <input type="checkbox"/></i> <input checked="" type="checkbox"/> <i>Please indicate which threshold applies</i>	Yes
Is the decision subject to Call-In? (Only Key Decisions are subject to Call-In)	Yes
Has the relevant Portfolio Holder been informed	Yes
District Wards Affected	Ault Hucknall

Links to Corporate Plan priorities or Policy Framework	All
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8 Document Information

Appendix No	Title
1	Site Plan
Background Papers (These are unpublished works which have been relied on to a material extent when preparing the report. They must be listed in the section below. If the report is going to Cabinet (NEDDC) or Executive (BDC) you must provide copies of the background papers)	
N / A	
Report Author	Contact Number
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