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| Date of Meeting         | 13 June 2018   |
| Portfolio               | Councillor Daalat Ali<br>Cabinet Member for<br>Planning, Development &<br>Property |
| Report Author           | Nigel MacDonald  |
| Public/Private Document | Public   |

## Land at Turners Place, Rochdale

### Executive Summary

1. This report relates to an area of land that is incapable of independent development adjacent to a successful flat development at Turners Place. There are issues regarding the inability for bin wagons to service the property safely and a minor area of trespass that needs remedying. The proposed land sale deals with all these issues.

### Recommendation

2. It is recommended that the land identified in this report be declared surplus to requirements and that it is released for disposal to the developers of the flats.

### Reason for Recommendation

3. In order to create a safe turning facility for the Council's bin wagons to service the site and to remedy a minor trespass issue.

### Key Points for Consideration

4. The land is at a higher level to the surrounding Council owned land and is incapable of independent development and provides a small 'windfall' capital receipt for the Council.

#### 4.1 Alternatives Considered

The land could be retained, but this will mean that bin wagons will continue to struggle to service the development safely and the Council will continue to own the site and its liabilities without any beneficial return, financial or otherwise.

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| <b>Costs and Budget Summary</b> |
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5. This will produce a small capital receipt for the Council.

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| <b>Risk and Policy Implications</b> |
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6. It is government policy that local authorities should dispose of surplus land where possible. Local authorities are given powers under s123 of the Local Government Act 1972 to dispose of land held by them in any manner they wish, including: sale of freehold; grant of a lease; and assignment of any unexpired term of a lease. The only constraint is that, except with the consent of the Secretary of State, the disposal must be for the best consideration reasonably obtainable.

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| <b>Consultation</b> |
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7. Environmental Management confirm there is an issue with servicing this development and they are anxious for a solution to be delivered.

| <b>Background Papers</b>          | <b>Place of Inspection</b> |
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| 8. There are no background papers | N/A                        |

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