

DISPOSAL OF MEADOW ROAD, WILLINGHAM

To: **Cabinet**

Date: **15th April 2014**

From: **Head of Finance**

Electoral division(s): **Willingham and Over**

Forward Plan ref: **N/a**

Key decision: **No**

Purpose: **To consider a request by Willingham Parish Council to purchase the closed travellers' site in Meadow Road, Willingham (outlined on the plan attached as Appendix 1) at less than market value.**

Recommendation: **To sell the site in accordance with the Council's disposal policy; however, Cabinet may wish to consider the request for a 'less than best consideration' transaction.**

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1. BACKGROUND

- 1.1 The former travellers' site in Meadow Road, Willingham comprises an area of 5.627 acres which was granted planning permission in 1989 under reference S/1437/89 for a 15 pitch long stay travellers' site (including a warden's plot). The site was closed after being vandalised in the mid-1990s.
- 1.2 The planning permission was subsequently amended in 2006 under reference S/2102/06/CC by varying condition 2 of the 1989 permission "to allow alternative layout and number of pitches on site". The second permission was implemented and the site was occupied by a single family under this permission until 2013 and is now vacant.
- 1.3 The site was declared surplus to Council requirements by Cabinet at its meeting on 26th November 2013 and in accordance with the disposal policy was offered to South Cambridgeshire District Council (SCDC) and Willingham Parish Council (WPC) at market value. Market value has been determined at £87,500 being the average of two independent valuations.
- 1.4 SCDC has confirmed that it has no interest in the site and WPC has submitted a Community Asset Transfer request (attached as Appendix 2) with a supporting business case dated 5th November 2012 requesting a transfer at £50,000. They have since reconfirmed their willingness to purchase at £50,000 in a letter dated 27th March 2014 and intend to present a revised business case at the Cabinet meeting.
- 1.5 The former travellers' site at Meldreth was sold to Meldreth Parish Council in 2013 in accordance with the disposal policy at market value.

2. PROCESS

- 2.1 The Council's disposal policy approved by Cabinet on 9th September 2003 is that all disposals should be at market level, unless Cabinet has approved otherwise.
- 2.2 If Cabinet were minded to agree a "less than best consideration" transaction, one option would be to agree a long lease of 125 years with a £50,000 capital premium and a peppercorn annual rent.
- 2.3 The former local member Ray Manning supports the request for a less than best transaction.

3. ALIGNMENT WITH PRIORITIES AND WAYS OF WORKING

3.1 Developing the local economy for the benefit of all

There are no significant implications for this priority.

3.2 Helping people live healthy and independent lives

There are no significant implications for this priority.

3.3 Supporting and protecting vulnerable people

There are no significant implications for this priority.

3.4 Ways of working

There are no significant implications for this priority.

4. SIGNIFICANT IMPLICATIONS

4.1 Resource and Performance Implications

For this sale to proceed, Cabinet would have to approve a less than best consideration transaction.

4.2 Statutory, Risk and Legal Implications

There are no significant implications for this priority.

4.3 Equality and Diversity Implications

There are no significant implications for this priority.

4.4 Engagement and Consultation Implications

Any planning application for a change of use will be addressed through the planning process by SCDC.

4.5 Public Health Implications

There are no significant implications for this priority.

Source Documents	Location
Community Asset Transfer application	RM 320 Shire Hall