

WIRRAL COUNCIL

DELEGATED DECISION

SUBJECT:	LAND ADJACENT 195 MOUNT ROAD, PRENTON - DISPOSAL
WARD/S AFFECTED:	PRENTON
REPORT OF:	HEAD OF UNIVERSAL & INFRASTRUCTURE SERVICES
RESPONSIBLE PORTFOLIO HOLDER:	CABINET MEMBER FOR CENTRAL AND SUPPORT SERVICES - CLLR ADRIAN JONES
KEY DECISION?	NO

1.0 EXECUTIVE SUMMARY

1.1 This report seeks approval for the disposal of a small piece of amenity land adjacent to 195 Mount Road, Prenton.

2.0 BACKGROUND AND KEY ISSUES

2.1 The owner of 195 Mount Road, Prenton wishes to purchase a very small strip of open grassed land adjacent to the rear garden, approximating 48 square metres and shown cross-hatched on the attached plan.

2.2 The land at the junction of Mount Road and Brecon Road. It has been adopted and maintained by the Highways Management Division. The Head of Streetscene and Waste has no objection to a sale in this instance, subject to the purchaser obtaining a Highway Closure Order (Stopping Up).

2.3 The owner of 195 Mount Road has agreed to pay £1,500 in consideration for the land and £750 towards the Council's Legal and Surveyors costs. Sale will be conditional upon the following:

- i. The purchaser first obtaining planning permission for a change of use in the land
- ii. The purchaser then obtaining a Highway Closure Order
- iii. The purchaser will be required to have applications for planning permission and the closure order determined within 12 months of exchange of contracts.
- iv. The payment of all fees and costs associated with these applications (i and ii above) and the Council's costs

2.4 The consideration of £1,500 is the best obtainable at this time.

3.0 RELEVANT RISKS

3.1 The land may become a future maintenance liability to the Council.

4.0 OTHER OPTIONS CONSIDERED

4.1 Location and size constraints make sale to the adjoining home owner the only viable disposal option.

5.0 CONSULTATION

- 5.1 In principle advice from Development Management and Highways Management
- 5.2 The purchaser will be required to obtain planning permission and a highway closure order. Both processes involve public consultation.

6.0 IMPLICATIONS FOR VOLUNTARY, COMMUNITY AND FAITH GROUPS

- 6.1 There are no implications for voluntary, community and faith groups arising from this report.

7.0 RESOURCE IMPLICATIONS: FINANCIAL; IT; STAFFING; AND ASSETS

- 7.1 The sale of this land will realise a receipt in the sum of £1,500 with the purchaser paying £750 towards the Council's legal and surveyor costs.
- 7.2 The Purchaser will pay all planning fees and costs associated with obtaining a Highway Closure Order
- 7.3 The cost of maintaining the land is undetermined, but a sale is likely to have a negligible impact on the overall budget for maintaining such land.
- 7.4 There are no other resource implications arising from this report.

8.0 LEGAL IMPLICATIONS

- 8.1 Legal Services staff will prepare and deal with any documentation needed to complete the sale.

9.0 EQUALITIES IMPLICATIONS

- 9.1 Has the potential impact of your proposal(s) been reviewed with regard to equality?

No because there is no relevance to equality.

10.0 CARBON REDUCTION IMPLICATIONS

- 10.1 There are no reductions of the Council's carbon emissions arising from this report.

11.0 PLANNING AND COMMUNITY SAFETY IMPLICATIONS

- 11.1 The land is designated as part of a Primarily Residential Area on the Council's Unitary Development Plan Proposals Map. Planning permission will be required for a change of use to incorporate the land into private garden for the dwelling at 195 Mount Road. A planning application would currently be assessed for compliance with UDP Policy GR5 'Landscaping and New Development', which includes criteria to ensure proposals make provision for appropriate boundary treatment and protection of existing features such as trees, shrubs and hedges.

12.0 RECOMMENDATION/S

- 12.1 That the Member gives authority to a transfer of land to the owner of 195 Mount Road, Prenton on the terms outlined in the report, subject to the outcome of a planning application and success in obtaining a Highway Closure Order.

13.0 REASON/S FOR RECOMMENDATION/S

13.1 In order to allow a transfer of land to the owner of 195 Mount Road, Prenton.

REPORT AUTHOR: **Mike Penny**
Assistant Surveyor
telephone: (0151) 666 3885
email: mikepenny@wirral.gov.uk

APPENDICES

Location Plan

REFERENCE MATERIAL

None

SUBJECT HISTORY (last 3 years)

Council Meeting	Date