

WIRRAL COUNCIL

DELEGATED DECISION

SUBJECT:	<i>LAND AT CAMPBELTOWN ROAD, BIRKENHEAD</i>
WARD/S AFFECTED:	<i>BIRKENHEAD AND TRANMERE</i>
REPORT OF:	<i>HEAD OF UNIVERSAL AND INFRASTRUCTURE SERVICES</i>
RESPONSIBLE PORTFOLIO HOLDER:	<i>COUNCILLOR ADRIAN JONES</i>
KEY DECISION?	<i>NO</i>

1.0 EXECUTIVE SUMMARY

- 1.1 The purpose of this report is to seek approval to the disposal of three parcels of land at Campbeltown, Birkenhead.

2.0 BACKGROUND AND KEY ISSUES

- 2.1 Redsun Developments Ltd (RDL) has recently acquired the site shown edged red on the attached plan and intends to redevelop it to provide approximately 9,100sqm of industrial space. In order to deliver the desired space, the scheme requires land which is currently part of the public highway and forms a wide verge along Campbeltown Road. The Head of Highway Services is willing to see this verge reduced and has agreed to start the process of formally stopping up the highway on the strip shown shaded on the plan.
- 2.2 As a consequence of the stopping of the highway, control of the strip of land will revert to the land owner, which for the majority is RDL. However, there are three historic access points, shown edged black on the plan, which will revert to the Council. Consequently RDL has asked that ownership of these parcels be transferred to them to enable delivery of the scheme.
- 2.3 The three access points would not currently be capable of being sold on the open market. The scheme itself is only viable due to the provision of Regional Growth Fund and as a consequence, the three small parcels of land are only considered to have a nominal value. It is therefore proposed that the three parcels of land be transferred to RDL for £1 with RDL contributing towards the Council's costs incurred in the transfer and the stopping up process. The transfer will be conditional upon RDL securing the stopping up of the strip.

3.0 RELEVANT RISKS

- 3.1 There are no clear risks associated with this disposal.

4.0 OTHER OPTIONS CONSIDERED

4.1 There are no other potential purchasers of the site so the only other option is to retain it as grass verge.

5.0 CONSULTATION

5.1 The head of Highways Services will consult as part of the proposal to close public highway. No other consultation has been undertaken.

6.0 IMPLICATIONS FOR VOLUNTARY, COMMUNITY AND FAITH GROUPS

6.1 There are no implications arising from this report in respect of Voluntary, Community and Faith Groups.

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

7.1 The Council's costs incurred in the transfer of this land and the stopping up process will be met by RDL.

8.0 LEGAL IMPLICATIONS

8.1 The disposal will require the preparation of appropriate legal documentation.

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 carbon reduction implications arising directly from this report.

11.0 PLANNING AND COMMUNITY SAFETY IMPLICATIONS

11.1 The site is identified on the Proposals Map with the Wirral Unitary Development Plan (saved by direction of the Secretary of State on 27 September 2007) as being within a Primarily Industrial Area. UDP Policy EM8 only permits proposals for uses falling within Classes B1 (business), B2 (general industry) and B8 (storage and distribution) of the Town & Country Planning (Uses Classes) Order 1987, subject to adequate design and use controls.

11.2 While the transfer of land by itself does not require planning permission a formal planning application must be made and approved before works are commenced. Redevelopment and use of the site for business, general industry and storage & distribution purposes within Use Classes B1, B2 and B8 would be acceptable in principle.

12.0 RECOMMENDATION/S

12.1 That the land be sold on the terms now reported.

13.0 REASON/S FOR RECOMMENDATION/S

13.1 To enable an improved scheme to be delivered by RDL.

REPORT AUTHOR: *Steven McMorran*
Team Leader Asset Management
telephone: (0151 666 3891)
email: stevemcmorran@wirral.gov.uk

APPENDICES

Location plan

REFERENCE MATERIAL

No reference material has been used in the preparation of this report.

SUBJECT HISTORY (last 3 years)

Council Meeting	Date