

17th September 2008

Dear Councillor,

I hereby give you Notice that a Meeting of the **LAND DISPOSALS SUB COMMITTEE** will be held in the **COUNCIL CHAMBER, CIVIC CENTRE, CROOK** on **THURSDAY 25th SEPTEMBER 2008** at **2:00P.M.**

AGENDA

Page No.

1. Apologies for absence.
2. Declarations Of Interest

Members are invited to declare any personal and/or prejudicial interests in matters appearing on the agenda and the nature of their interest.

Members should use either of the following declarations:

Personal Interest – to be used where a Member will be remaining and participating in the debate and any vote:

I have a personal interest in agenda item (...) regarding the report on (...) because I am (...)

Personal and Prejudicial Interest – to be used where a Member will be withdrawing from the room for that item:

I have a personal and prejudicial interest in agenda item (...) regarding the report on (...) because I am (...)

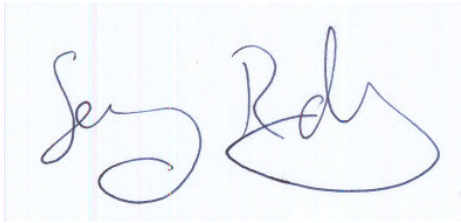
Officers are also invited to declare any interest in any matters appearing on the agenda.

NOTE: Members are requested to complete the enclosed declarations form and, after declaring interests verbally, to hand the form in to the Committee Administrator.

3. To consider a request from Glenholme Boys Club, Crook, to dispose of a piece of land.

1 - 5

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Sey Rd', is written on a light blue background.

Acting Chief Executive

Members of this Sub-Committee: Councillors Mrs Burn, Hayton, Mairs, Mrs Pinkney and J Shuttleworth.

Chair: Councillor J Shuttleworth.

TO: All other Members of the Council for information
Management Team

DECLARATIONS OF INTEREST FORM

NAME AND DATE OF COMMITTEE	AGENDA ITEM NUMBER	NATURE OF INTEREST AND REASONS	PRINT NAME	SIGNATURE



LAND DISPOSALS SUB COMMITTEE

25 SEPTEMBER 2008

Report of the Asset Management Group **GLENHOLME BOYS CLUB, CROOK**

purpose of the report

1. To seek Members approval to a request from Glenholme Youth Club, whose company name is West Durham Youth and Community Resource (a registered charity), to dispose of the land shown verged black on the plan at Annex A to Glenholme Youth Club.

background

2. Glenholme Boys Club has been located near to Glenholme Park for many years and is subject to a lease made between the Council and NABC Clubs for Young People dated 17 December 1993. The area of land subject to the lease forms the site of the original Boys Club building originally erected on the site and which is shown hatched on the plan at Annex A. The lease is at a nominal annual rent.
3. On 16 November 2005 following a report from the Acting Director of Community Services, the Community Services Committee approved that an additional area of land adjacent to the existing Boys Club Building could be included in a new lease for Glenholme Young Peoples Club. The new Lease was not concluded.
4. Glenholme Youth Club has requested the Council gift the freehold of the land hatched black on the plan at Annex A to enable it to make application for funding through the "My Place" youth concept government initiative. The plan at Annex B shows the Club's provisional proposals for a building on the land. Such proposals will be subject to obtaining planning consent.

consultations

5. Consultations have been undertaken with the Acting Head of Community and Cultural Services and the Strategic Director of Environment and Regeneration. The disposal of this land will require the Council to carry out formal public consultation in accordance with section 123 Local Government Act 1972. Given the proposals are still at an early stage where the Club has not yet had funding confirmed the Council has not, at this time, gone to the expense of statutory consultation though it has informally consulted those residents of New Road whose properties are in close proximity to the land.

6. The Acting Head of Community and Cultural Services would have preferred to see a joined up approach in the provision of young people services, perhaps in conjunction with Glenholme Leisure Complex, but unfortunately a lack of resources means that this is not achievable. He therefore has no objections to the proposals.
7. The Strategic Director for Environment and Regeneration advises the Crook Proposals Map of the Wear Valley District Local Plan (as amended by the Saved and Expired Policies 2007) shows no land use allocation for the land. The land is within an area of public open space and is located outside of Crook town centre. It is, therefore, not a suitable location for town centre uses such as retail or office development. It is a suitable location for community and recreational uses, including redevelopment of the existing Boys Club, as well as public open space.
9. Three letters of objection have been received from the residents of New Road and these, as well as any further objections received from any statutory consultation, will need to be given full consideration should the Club be successful in their funding bid and confirm that they wish to proceed to take a lease of the Council's land.

legal implications

10. The current tenant and Glenholme Youth Club are different legal entities. Any disposal would therefore be subject to the existing tenant agreeing to surrender their existing lease and interest.
11. The Council are being asked to dispose of a substantial area of land for nil consideration. It would not be prudent to dispose of such a significant area without retaining some form of control in its future use. Therefore I would suggest that any disposal should reflect both the significance of the Council's asset and the grant funding criteria/development proposals of the Club.
12. The General Disposal Consent (England) Order 2003 gives Local Authorities consent to sell at an undervalue where the undervalue does not exceed £2 million and where the disposing Authority considers the disposal is likely to contribute to the achievement of the promotion or improvement of the economic, social or environmental well-being of the whole or any part of its area or all or any persons resident or present in its area. In determining whether or not to dispose of land for less than best consideration the Authority should obtain the view of a professionally qualified Valuer as to the likely amount of the undervalue.
13. The disposal of the District Council's land will be subject to the provisions of Section 24 of the Local Government and Public Involvement in Health Act 2007. If the market value of the land

exceeds £250,000 the Business as Usual requirements will apply whereby consent will be required from the new Authority.

financial implications

14. The disposal of the freehold would mean the loss of an asset. A lease rather than disposal of the freehold would still mean the loss of an asset but a residual interest would be retained.

conclusion

15. In order that Glenholme Youth Club can make an application to fund their proposals and to proceed with their aspirations it is necessary for the Council to make an in principle decision on whether it would dispose of the land. In order to progress this matter Committee is requested to make such a decision on the basis that should funding be approved then a further report will be submitted to Committee in order that it may fully consider objections to the proposal and greater details of any potential disposal.

RECOMMENDED that subject to those matters detailed in this report, the Council agree in principle to the disposal of the land verged black on the plan to enable Glenholme Youth Club to make funding bids for their proposal and that should funding be approved then Committee receive a further report to enable it to fully consider the matter.

background papers

File Number 40423

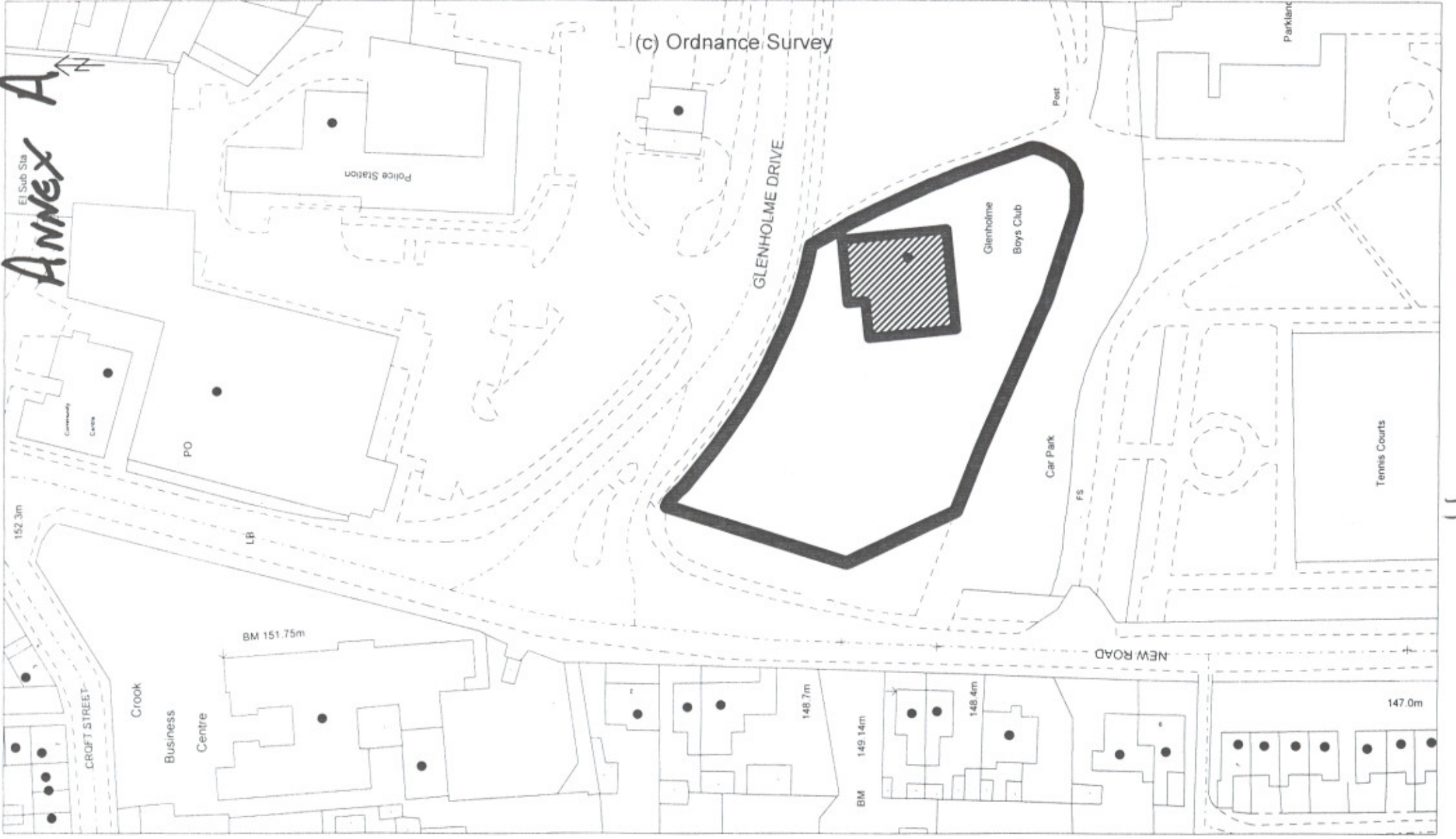
Officer responsible for the report

Stuart Reid
Strategic Director for Resource
Management
Ext 227

Author of the report

Andrew Coates
Legal Services Manager
Ext 418

Annex A



(c) Ordnance Survey

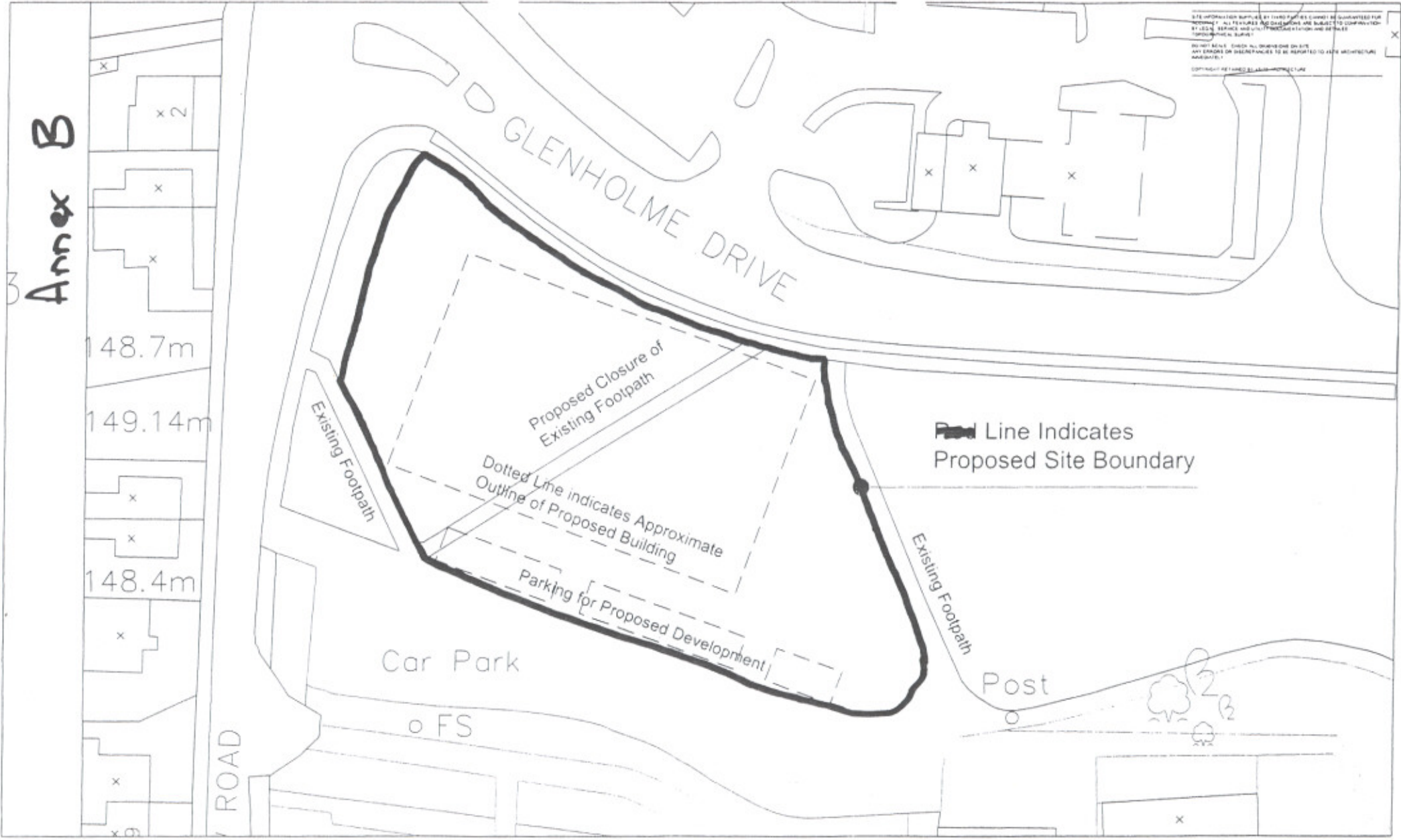
Glenholme Boys Club

WEAR VALLEY DISTRICT COUNCIL

SCALE: 1:1000

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Line Indicates
Proposed Site Boundary

Dotted Line indicates Approximate
 Outline of Proposed Building

Parking for Proposed Development

Existing Footpath

Existing Footpath

Car Park

FS

Post

REVISIONS
 A 14/11/07 OMISSION OF ADDED FOOTPATHS FROM SITE,
 RE-ALIGNMENT OF BUILDING OUTLINE TO FIT

PROJECT CLIENT	GLENHOLME YOUTH CENTRE, CROOK			<small>Factory Lane Dublin 15, Ireland Tel: 01 454 81100 Fax: 01 454 81101 www.xsitearchitecture.ie</small>	
TITLE	PROPOSED SITE BOUNDARY	SCALE	1:500	PAPER	A3
PROJECT NO	0711	DRAWING NO	160.02	REVISION	A
		ORIGINATION DATE	OCT 2007	DRAWING STATUS	CHECKED
				DESIGN	COS