

## DELEGATED DECISION

## REGENERATION AND LOCAL SERVICES



NOVEMBER 2017

### UPRNS 30039S02 PELTON CEMETERY HOUSE, CHURCH ROAD, PELTON – DECLARE BUILDING SURPLUS TO COUNCIL REQUIREMENTS

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#### Report of Gerard Darby, Assets Services Manager

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##### Purpose of the Report

- 1 The purpose of the report is to seek approval to –
  - a) Declare the Cemetery House, Road Leading to Church Road, Pelton, Chester-le-Street, County Durham, DH2 1NQ surplus to Council requirements

##### Background

- 2 The site is edged red on the attached plan and amounts to approximately 317.254 m<sup>2</sup>, 0.078 Acres or thereabouts.
- 3 The intention is to dispose of this building, and associated land surrounding the building.
- 4 There is a building on the site, which is two-storey residential dwelling. To the rear of this building is a yard and to the front a garden and coal shed.
- 5 The Northern boundary of the site is defined by a yard wall and the remainder of the boundary is defined by a hedge.
- 6 The Western boundary is adjacent to the cemetery access road and the Eastern boundary is adjacent to the cemetery grounds. The Northern boundary is adjacent to storage used by Clean and Green for equipment, but this does not affect the property.
- 7 Services have been consulted and have not identified a requirement to retain the site for existing or future service delivery use.
- 8 The Portfolio Holder and Local Members have been consulted and have not made any observations or raised any concerns.
- 9 Strategic Partners and Chester-le-Street Town Council have been consulted. Partners have not made any comments or raised any objections.
- 10 Technical consultations have been undertaken and the following matters have been raised:

**Strategic Finance:** The sale of this building would be exempt from VAT.

**Public Rights of Way:** There are no claimed or registered rights of way that would be affected by this potential sale.

**Ecology:** No ecological issues.

**Highways:** The adoptions stops at the back of the footway on the C Road and so the access road is not part of the Adopted Highway.

**Contaminated Land:** The site is not shown as potentially contaminated land. The site is not shown as coalfield high risk development area.

**Conservation:** No conservation issues.

**Recommendations and reasons**

11 To approve the surplus declaration of land as shown edged in red on the plan attached

**Background papers**

ARC-17-412

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**Appendix 1: Implications**

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**Finance** – Durham County Council to receive a capital receipt on disposal. There will be no maintenance liability/costs to the council once the site is sold.

**Staffing** - N/A

**Risk** - N/A

**Equality and Diversity / Public Sector Equality Duty** - N/A

**Accommodation** - N/A

**Crime and Disorder** - N/A

**Human Rights** - N/A

**Consultation** - Councillors Kevin Shaw as Portfolio Holder and Councillor Beaty Bainbridge as ward member were both consulted on 25<sup>th</sup> September 2017, no comments were received.

**Procurement** – N/A

**Disability Issues** - N/A

**Legal Implications** - N/A



**PELTON FELL CEMETERY HOUSE**

Scale : 1:1,250

Total Area Coloured Red : 317.254 m<sup>2</sup>, 0.078 Acres or thereabouts.

Based Upon O.S Map : NZ2453. Date: 24/11/2017

UPRN NO : 30039S02 (Part) Plan Ref : ARC-17-412



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