

DELEGATED DECISION

REGENERATION AND LOCAL SERVICES



NOVEMBER 2017

UPRNS 30036S01, CHESTER-LE-STREET ROPERY LANE CEMETERY LODGE, ROPERY LANE, CHESTER-LE-STREET – DECLARE BUILDING SURPLUS TO COUNCIL REQUIREMENTS

Report of Gerard Darby, Assets Services Manager

Purpose of the Report

- 1 The purpose of the report is to seek approval to –
 - a) Declare the Cemetery Lodge, Ropery Lane Cemetery, Ropery Lane, Chester-le-Street surplus to Council requirements

Background

- 2 The site is edged red on the attached plan and amounts to approximately 493.314 m², 0.122 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 separate single storey outbuilding, which forms part of the rear yard and beyond that a road, which provides parking for one car.
- 5 The Northern boundary of the site is defined by a line of trees and a metal fence, which is part of the cemetery boundary fence. The remainder of the boundary is defined by a perimeter yard wall. To the East of this boundary is a car parking area.
- 6 The Western boundary is adjacent to the cemetery access road and there are a number of mature trees along this boundary. The Eastern boundary is adjacent to the proposed Memorial Garden development plot, which was until recently greenhouses and outbuildings.
- 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:

Confirm that there would not appear to be any Highway Design Matters reasons to object to the disposal of the land.

Contaminated Land:

The site is not shown as potentially contaminated land. A small area of the site, (southern end of the access road) is demonstrated as being within a high risk coalfield development area, however the majority of the site is outside of this area.

Conservation:

Ropery Lane Cemetery Lodge would be considered a non-designated heritage asset. Any applications for alterations / loss of this property should be accompanied by a Heritage Statement containing clear and convincing justification for the work, as per section 12 para. 135 of the National Planning Policy Framework.

Tree Officer:

The area highlighted contains mature trees which are significant within the cemetery surroundings; DCC would want all trees within the curtilage of the area outlined retained.

Recommendations and reasons

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

Background papers

ARC-17-411

Appendix 1: Implications

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

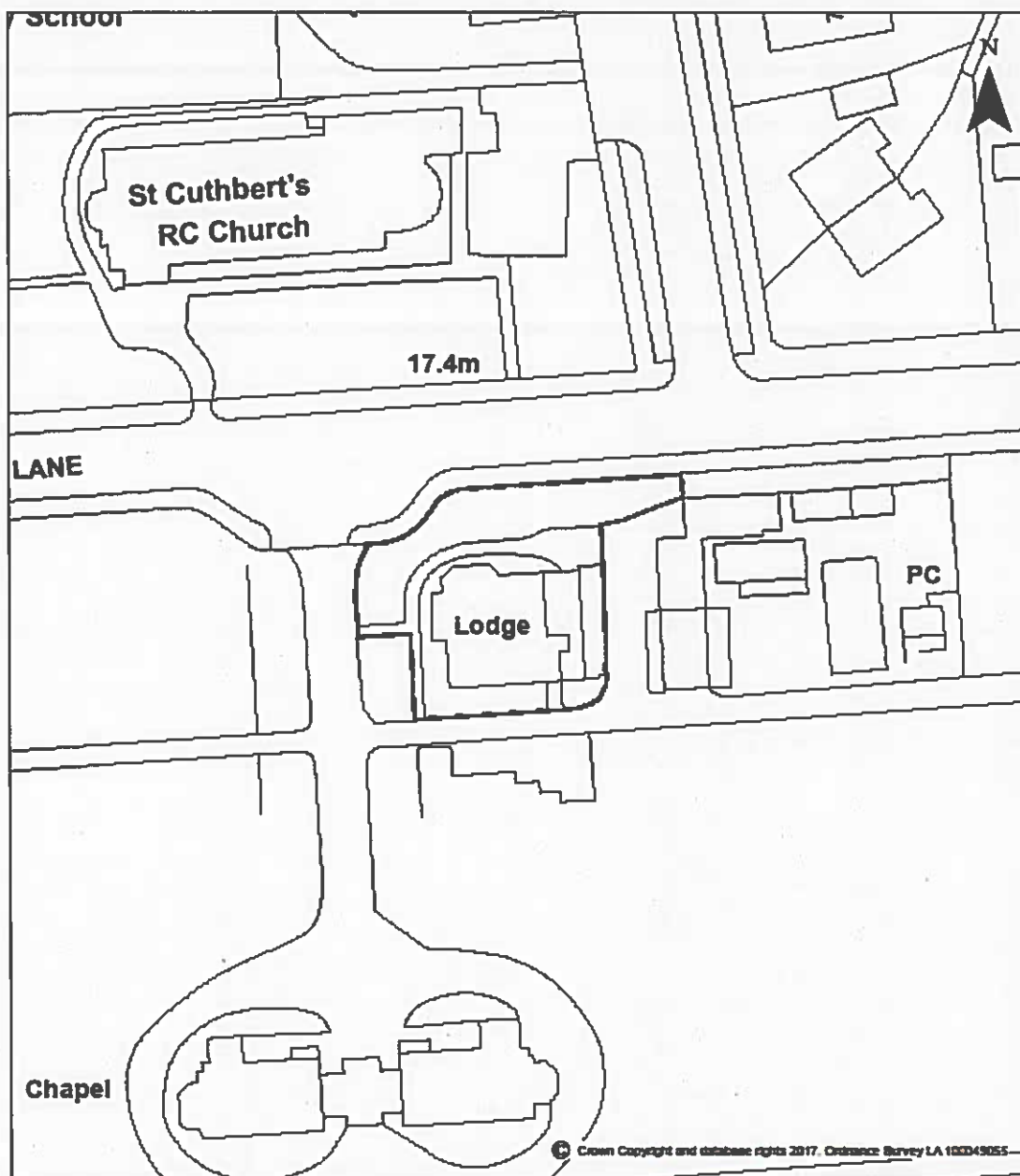
Human Rights - N/A

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

Procurement – N/A

Disability Issues - N/A

Legal Implications - N/A



CHESTER-LE-STREET, ROPERY LANE CEMETERY LODGE

Scale : 1:500

Total Area Coloured Red : 493.314 m², 0.122 Acres or thereabouts.

Based Upon O.S Map : NZ2750. Date: 24/11/2017

UPRN : 30036502 (Part) & 30036501 (Part) Plan Ref : ARC-17-411

0 15 30 60 Meters



IAN THOMPSON
REGENERATION AND LOCAL
SERVICES,
COUNTY HALL,
DURHAM,
DH1 5UJ.
TEL 03000 260 000
ASSET MANAGEMENT DIVISION.