



LEAD MEMBER FOR RESOURCES

DECISIONS to be made by the Lead Member for Resources,
Councillor David Elkin

TUESDAY, 14 NOVEMBER 2017 AT 2.00 PM

COMMITTEE ROOM, COUNTY HALL, LEWES

AGENDA

- 1 Decisions made by the Lead Cabinet Member on 17 October 2017 (*Pages 3 - 4*)
- 2 Disclosure of Interests
Disclosure by all Members present of personal interests in matters on the agenda, the nature of any interest and whether the Members regard the interest as prejudicial under the terms of the Code of Conduct
- 3 Urgent items
Notification of any items which the Lead Member considers urgent and proposes to take at the appropriate part of the agenda.
- 4 Old Nursery and land at Catsfield Road, Crowhurst (*Pages 5 - 8*)
Report by the Chief Operating Officer
- 5 3 Council Cottages, Selmeston (*Pages 9 - 10*)
Report by the Chief Operating Officer
- 6 Any other items previously notified under agenda item 3

PHILIP BAKER
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6 November 2017

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LEAD MEMBER FOR RESOURCES

DECISIONS made by the Lead Member for Resources, Councillor David Elkin, on 17 October 2017 at County Hall, Lewes

Councillor Philip Daniel spoke on item 4 (see minute 6)

4 DECISIONS MADE BY THE LEAD CABINET MEMBER ON 25 JULY 2017

4.1 The Lead Member confirmed as a correct record the minutes of the meeting held on 25 July 2017.

5 REPORTS

5.1 Reports referred to in the minutes below are contained in the minute book.

6 FORMER PELL'S SCHOOL PLAYING FIELDS, LEWES

6.1 The Lead Member considered a report by the Chief Operating Officer, together with the written comments of the Local Member for Lewes concerning the retention of a forest school area. The Local Member for Ringmer and Lewes Bridge spoke to express concern of local residents to see the retention of land for community use.

DECISIONS

6.2 The Lead Member RESOLVED to (1) declare the County Council's interest in the former Pells School site as surplus to County Council operational requirements; and

(2) delegate authority to the Chief Operating Officer to negotiate and agree terms for the disposal of this property, to enable the Council to obtain best value in line with s123 of the Local Government Act 1972.

Reasons

6.3 Pells School has closed and the playing fields are surplus to the requirements of the County Council.

7 NINFIELD PRIMARY SCHOOL NEW LEASE

7.1 The Lead Member considered a report by the Chief Operating Officer.

DECISIONS

7.2 The Lead Member RESOLVED to delegate authority to the chief Operating Officer to grant a new lease of land adjacent to Ninfield CE Primary School.

Reasons

7.3 The County Council requires the land in order to extend the School.

Committee: Lead Member for Resources

Date: 14 November 2017

Title of Report: Old Nursery Building and land at Catsfield Road, Crowhurst

By: Chief Operating Officer

Purpose of Report: To seek Lead Member approval to formally declare the holding surplus to operational requirements in order to enable its disposal.

Recommendation:

The Lead Member for Resources is recommended to:-

- 1) Declare the County Councils interest in the Old Nursery site, Catsfield Road Crowhurst as surplus to County Council operational requirements; and
 - 2) delegate authority to the Chief Operating Officer to negotiate and agree terms for the disposal of this property, to enable the Council to obtain best value in accordance with Section 123 of the Local Government Act 1972.
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1. Background

1.1 The property comprises a vacant farm building with brick walls under a clay-tiled roof, together with 2 acres of agricultural land.

1.2 The Old Nursery holding was acquired by the County Council in 1920 under the Small Holdings and Allotments Act 1908–1919. As it is agricultural land acquired before 1935, Crichel Down rules do not apply, so there is no need to find nor offer the site back to the original vendor.

1.3 The Old Nursery holding has been vacant for some years and is not required for operational purposes.

2. Supporting Information

2.1 An internal consultation with all Council Services has concluded that there is no operational requirement for this property.

2.2 The Local Member has been informed and has raised no objections to disposing of this property.

2.3 The site secured planning consent on Appeal, following an earlier refusal of consent by Rother District Council. The consent is for a change of use from an agricultural building to a residential dwelling and was secured in June 2016. The property can be converted into a 2 bedroom dwelling, offering 110m² of living space and a parking area. The 2 acres of land around the building will be offered with the holding, subject to clawback in the event of future development arising or being secured.

2.4 The County Council's freehold interest in the site is shown on the attached plan (Appendix 1)

2.5 Estate Agents have recommended the property be openly marketed at an asking price in the region of £275,000.

3. Conclusion and Reason for Recommendations

3.1 Whilst vacant the property poses an ongoing liability for maintenance and site security. Although the property is currently uninhabitable, this will have limited effect on its marketability due

to the current planning permission in place.

3.2 It is recommended that this property be declared surplus to County Council Operational requirements and that authority be delegated to the Chief Operating Officer to negotiate and agree terms for the sale of this property, and to secure best value in accordance with s.123 of the Local Government Act 1972.

KEVIN FOSTER
Chief Operating Officer

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LOCAL MEMBERS

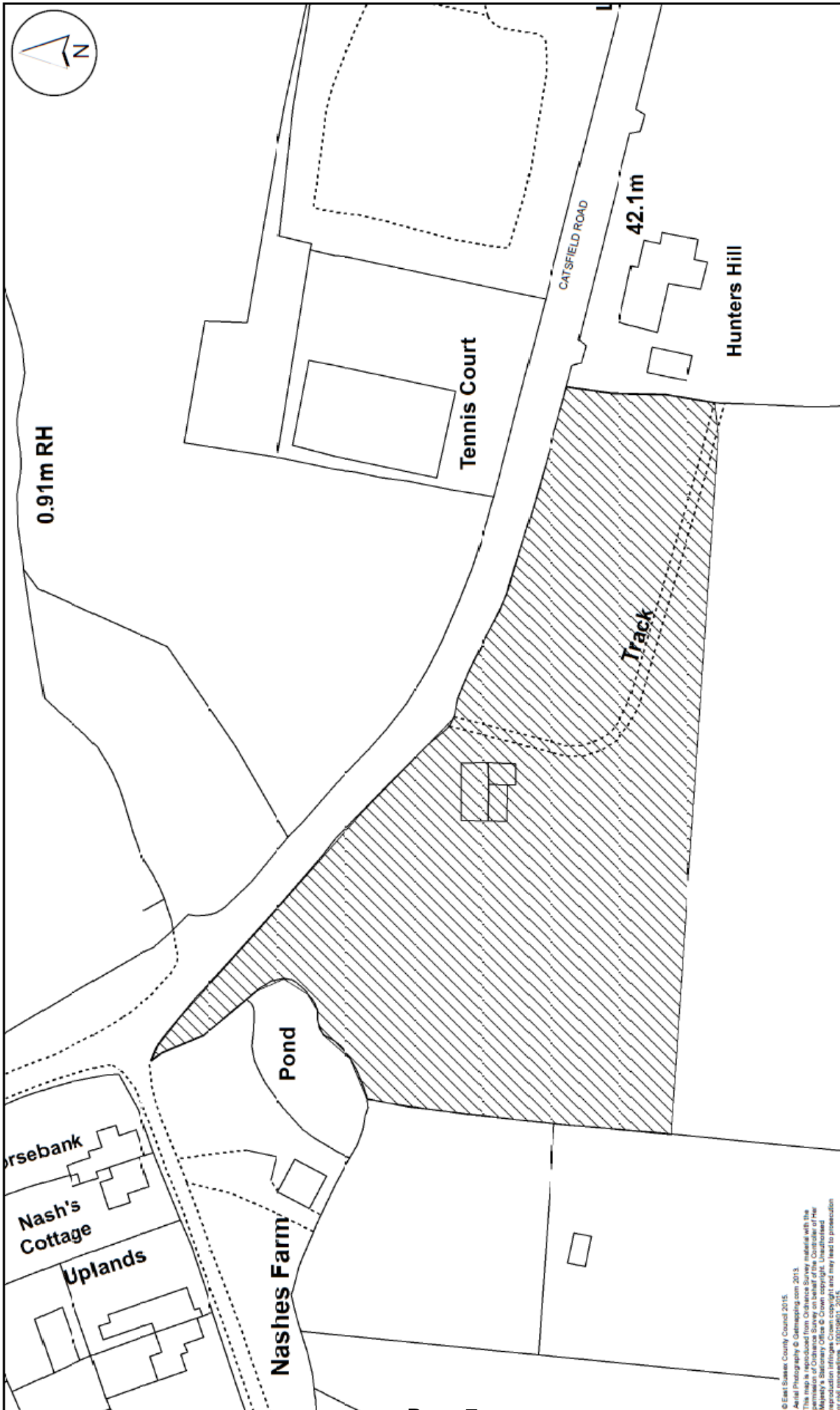
Councillor Kathryn Field

BACKGROUND DOCUMENTS

Appendix I – Plan of Old Nursery, Crowhurst

Whole site is hatched in black.

(Not to scale)



Map Title: Old Nursery, Crowhurst

Date: 26.10.17

Map No: 001

Scale: 1:1,000

Author: KVN

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Report to: Lead Member for Resources

Date of meeting: 14 November 2017

By: Chief Operating Officer

Title: 3 Council Cottages, Selmeston

Purpose: Surplus Declaration for the property known as 3 Council Cottages, Selmeston to enable its disposal.

RECOMMENDATIONS

The Lead Member is recommended to:

1) declare the property known as 3 Council Cottages Selmeston surplus to the County Councils' operational requirements; and

2) delegate authority to the Chief Operating Officer to agree the terms of a disposal in accordance with s. 123 of the Local Government Act 1972

1 Background Information

- 1.1 The property comprises an end of terrace cottage with frontage to the A27 at Selmeston, which had been subject to a secure tenancy. Both the original tenant (and his wife who succeeded the tenancy) have passed away and vacant possession has been secured.
- 1.2 The property comprises 3 bedrooms with a downstairs family bathroom, reception room, and a kitchen together with rear, side and front gardens.
- 1.3 The property is currently generating no income but incurring nominal costs of security and maintenance.

2 Supporting information

- 2.1 The site is shown hatched black on the attached plan and comprises 0.28 acres.
- 2.2 An internal consultation with all Council Services has concluded there is no operational requirement for this property.
- 2.3 The property adjoins Numbers 1 and 2 Council Cottages which have been previously sold by the County Council and is to be openly marketed by an appointed residential agent
- 2.4 The Local Member has been informed of this proposal and has raised no objections .
- 2.5 Estate Agents have recommended the property be advertised seeking offers in the region of £250,000.

3. Conclusion and reasons for recommendations

- 3.1 The property has no future operational use for the Council and whilst vacant poses a cost on security and maintenance. The property is in need of some modernisation but this will have limited impact on its marketability or value.
- 3.2 It is recommended that the property is declared surplus to County Council operational requirements and terms for any disposal delegated to the Chief Operating Officer in accordance with the requirements of Section 123 of the Local Government Act 1972.

Kevin Foster
Chief Operating Officer

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LOCAL MEMBER

Councillor Nick Bennett