

To: Infrastructure Land & Environment Policy Board

On: 24 January 2024

Report by: Chief Executive

Title: Land at Arkleston Road, Renfrew

1. Summary

- 1.1 The purpose of this report is to seek approval to remove an historic burden in favour of Renfrewshire Council on land sold in 1991 in exchange for which Renfrewshire Council will obtain a capital receipt of £10,000. The land is currently undeveloped and the owner is proposing to sell the land for the development of an electric car charging facility.
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2. Recommendations

- 2.1 It is recommended that the Infrastructure Land & Environment Policy Board approve the removal of the historic title burden based on the contents of this report.
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3. Background

- 3.1 The land is located at Arkleston Road in Renfrew, just north of the M8 motorway and west of the David Lloyd gym. The land is owned by Premier Inn Hotels (part of Whitbread plc) and extends to c. 1.1 Hectares with an estimated developable area of 0.7 Hectares. The land is part of a site sold by Renfrew District Council in 1991. The sale included a burden over the site which required the land to be used as a sports and leisure club with ancillary offices.

- 3.2 Following development of a large part of the site as the David Lloyd sport and leisure facility in 1993, the owner had plans to redevelop the remaining site as a hotel. Planning permission for this use was granted in 2009 however the land remains undeveloped.
- 3.3 The owner has been marketing the site for many years with the benefit of the hotel planning permission without success however they have now attracted a buyer who wishes to develop the site as an electric car charging facility.
- 3.4 We have been contacted by the landowner's surveyor enquiring if Renfrewshire Council would agree to remove the burden restricting the use to sports and leisure from their client's title in order to facilitate the sale for the charging facility use.
- 3.5. We have sought an opinion from our legal team who advise that as the burden has been included in the title sheet as a real burden on the land, it would be enforceable. Once the burden is removed Renfrewshire Council will have no future influence on the use of the site except through its statutory Planning function.
- 3.6 In exchange for removing the burden, we have negotiated the payment of a capital sum of £10,000 to Renfrewshire Council and, in addition, any reasonable legal expenses incurred by Renfrewshire Council in this regard will be met.
- 3.7 The removal of the burden over this area should be considered against the development of extensive sports and leisure facilities on the larger site and the period of time the site has remained undeveloped. The removal would assist in facilitating a sale and, it is hoped, the development of an electric car charging facility which would be a positive use helping to further Renfrewshire's goals of net zero by 2030.

Implications of the Report

1. **Financial** – Capital sum of £10,000 to be received and any legal expenses reasonably incurred up to £1,000 + VAT
2. **HR & Organisational Development** – None.
3. **Community Planning** – No impact. The land has lain vacant and undeveloped for over 30 years. Extensive sport and leisure facilities are provided by the neighbouring David Lloyd.
4. **Legal** – Removal of the burden from the title sheet required.
5. **Property/Assets** – As per this report.
6. **Information Technology** – None.

7. **Equality & Human Rights**

- (a) The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report because no groups or individuals have any involvement currently at the property. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.

8. **Health & Safety** – None.

9. **Procurement** – Not applicable.

10. **Risk** – None.

11. **Privacy Impact** – Not applicable.

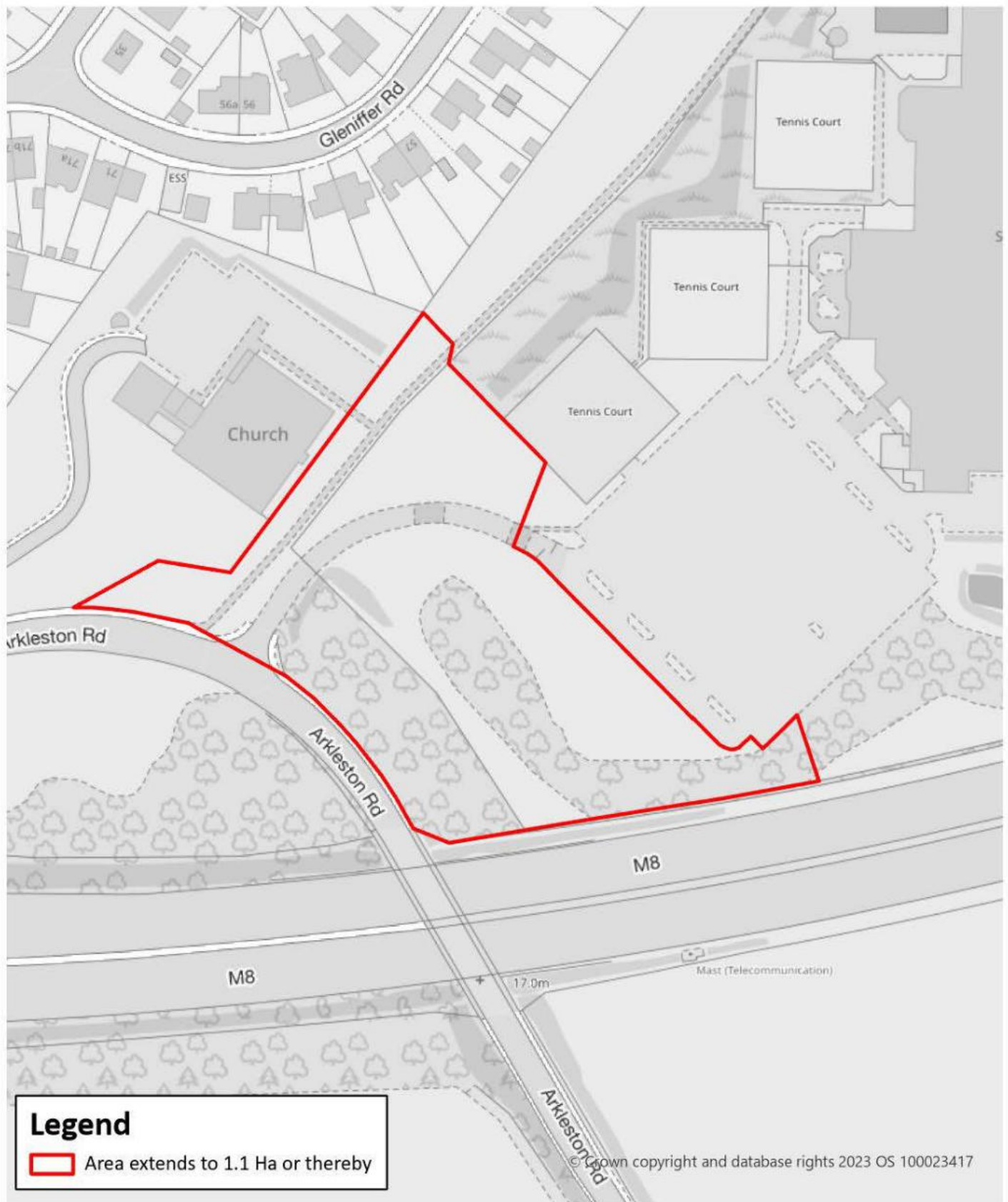
12. **Cosla Policy Position** – Not applicable.

List of Background Papers – None.

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Land at Arkleston Road, Renfrew Location Plan Ref. E3424



Notes: