

To: Infrastructure, Land & Environment Policy Board

On: 4 November 2020

Report by: Director of Finance & Resources

Heading: Disposal of Land adjacent to 42 Crosslee Park, Crosslee

1. Summary

1.1 The purpose of this report is to declare the area of land adjacent to 42 Crosslee Park, Crosslee, shown on the attached plan (E3074), as surplus to requirements.

2. Recommendations

It is recommended that the Board:

- 2.1 Declare the area of land located adjacent to 42 Crosslee Park, Crosslee, shown on the attached plan, as surplus to requirements, with a view to disposing to the adjacent owner.
- 2.2 Authorise the sale thereof to the adjoining proprietor of 42 Crosslee Park, Crosslee, on such terms and conditions as may be negotiated by the Head of Property utilising delegated powers.
- 2.3 Authorise the Head of Corporate Governance to conclude the sale incorporating into the bargain such terms and conditions as may be deemed necessary to protect the Council's interest.
- 2.4 Note that the Head of Planning & Housing will place an advert in the local press in terms of the Town and Country Planning (Scotland) Act 1959 for the proposed sale of an area of open space.

3. Background

- 3.1 This area of land, which is held on the General Services Account, extends to 23 sqm or thereby and is an area of open space, maintained by Environment and Infrastructure.
- 3.2 The applicant has expressed an interest in acquiring this land to extend his garden. An agreed purchase price has been reached; but this is subject to the Board declaring the ground surplus.
- 3.3 The applicant will be obliged to obtain planning permission for a change of use, if required.
- 3.4 The purchase price of the land will be at a level upon which delegated powers granted to the Head of Property for disposal purposes will be utilised.
- 3.5 The purchaser will be liable to meet the Council's reasonable professional and legal expenses incurred in processing this transaction.
- 3.6 Both the Head of Communities, Housing and Planning, and the Head of Environment and Infrastructure have confirmed that this area of land has no operational requirement, and are not opposed to the land being declared surplus.
- 3.7 The Head of Planning and Housing Services will place an advert in the local press in terms of the Town and Country Planning (Scotland) Act 1959 for the proposed sale of an area of open space.

Implications of the Report

1. **Financial** – The General Services Account will benefit from a modest capital receipt.
2. **HR & Organisational Development** – None.
3. **Community Planning** – None.
4. **Legal** – Conveyancing of land required.
5. **Property/Assets** – As per 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. 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** – None.
 10. **Risk** – None.
 11. **Privacy Impact** – None.
 12. **Cosla Policy Position** – Not Applicable.
 13. **Climate Risk** – None.
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List of Background Papers

- (a) None.
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Land at 42 Crosslee Park, Crosslee Report / Disposal Plan Ref. E3074




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Date: 19/08/2020



Notes:

Legend

 Area to be sold to proprietor of 42 Crosslee Park extends to 23 sqm or thereby