

Report

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Report to:	Estates Committee
Date of Meeting:	23 August 2005
Report by:	Executive Director (Enterprise Resources)

Subject:	Proposed Sale of Surplus Site at Egmont Park, East Kilbride
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1 Purpose of Report

1.1 The purpose of the report is to:-

- ◆ report on the proposed sale of the surplus site at Egmont Park, East Kilbride and to recommend acceptance of the offer received for the subjects from Nelson Property Developments (EK) Ltd.

2 Recommendation(s)

2.1 The Committee is asked to approve the following recommendation(s):-

- (1) that the sale of the site at Egmont Park, East Kilbride extending to 0.8 hectares (0.44 acres) or thereby to Nelson Property Developments (EK) Ltd., in terms of the principal conditions as contained in section 5 of this report, be agreed.
- (2) that the Executive Director (Enterprise Resources) in consultation with the Head of Legal Services, if appropriate, be authorised to conclude all matters and enter into the necessary legal agreements in terms which are in the best interest of the Council, to complete the sale of the subjects.

3 Background

- 3.1 An approach was made to the Council by Nelson Property Developments (EK) Ltd., the current owner of the property at 6 Egmont Park to acquire an area of land adjacent to this property to be incorporated into the site of a residential development of five detached houses. After consultation with Community Resources the area of land, which extends to 0.18 hectares (0.44 acres) was declared surplus to operational requirements at the Community Resources Committee on 5 April 2005.
- 3.2 As the Council's land could not be accessed or developed in its own right, the approach from the adjacent owner to combine private and Council owned interests for the creation of a development site justified the Council pursuing a negotiated sale in this instance.
- 3.3 The proposal for the site is to develop five detached houses, three of which will be on the land currently owner by Nelson Property Developments (EK) Ltd., with the remaining two being on land which is currently owned by the Council.

4 Advertising

- 4.1 The subjects were advertised in the East Kilbride News on the weeks commencing 13 June and 20 June 2005, under the Town and Country Planning (Scotland) Act 1959, as amended, indicating that South Lanarkshire Council propose to dispose of the site which presently forms an area of open space/woodland and inviting representations by Friday, 15 July 2005.
- 4.2 Representations were received from 7 local residents together with one from the Local Member. The issues raised were considered as follows:
- 4.3 Wildlife - considered by Community Resources prior to recommending the site be declared surplus. The site in question forms part of a larger woodland site and wildlife habitat and release of the area in question will not prejudice the habitat.
- 4.4 Replanting and Screening Proposals - considered by Community Resources prior to recommending that the site be declared surplus. The poor quality of the site being a material factor when considered against the estimated investment sum to be realised which would allow further development of the East Kilbride Woodland plan.
- 4.5 Consultation - under the 1959 Town and Country Planning Act, the Council is required to advertise its intention to dispose of common or open space land in the local press and to invite representations from the public and any other interested parties. This requirement has been met by the recent advertisements in the East Kilbride News.
- 4.6 Housing Design and Character/ Access/ Road Safety/ Local Plan Zoning/ Environmental Impact - these are all matters which will be considered as part of the Planning process and will be taken account of in determining the planning application presently under consideration. Accordingly, all representations relating to these headings have been collated and forwarded to the Head of Planning to be addressed in the report to the appropriate Planning Committee.
- 4.7 Disposal Process - all enquiries received by the Council regarding the potential sale of Council owned assets are considered on individual merits. Generally, property disposals will proceed on the basis of open marketing and invitation of offers by a set closing date. In this case, however, the Council received an approach from an adjoining owner who was seeking to combine private and Council owned interests for the creation of a development site. As the Council owned land could not be accessed or developed in its own right, this was considered to be a material factor and has subsequently justified the Council recommending a negotiated sale.
- 4.8 All representations received have been replied to.

5 Proposal

- 5.1 It is proposed therefore to dispose of the site extending to 0.18 hectares (0.44 acres) or thereby shown on the enclosed indicative plan to Nelson Property Developments (EK) Ltd. on the following principal terms.
- 5.2 The purchase price shall be £200,000 exclusive of VAT subject to suspensive conditions regarding planning consent etc. for the development of five detached units, two of which will be on the Council's land. The Council's reasonably incurred legal expenses will be met by the purchaser.

6 Employee Implications

6.1 There are no employee implications.

7 Financial Implications

7.1 Disposal of the site will generate a Capital Receipt of £200,000 of which 50% will be ringfenced for investment in the East Kilbride Woodland Plan by Community Resources.

8 Other Implications

8.1 There are no other implications.

9 Consultation

9.1 Consultations have taken place between the developer, his architect and Planning Services.

9.2 Consultation has also taken place with Community Resources.

Iain Urquhart

Executive Director (Enterprise Resources)

1 August 2005

Link(s) to Council Objectives

Managing Resources

Previous References

- Community Resources Committee – 5 April 2005

List of Background Papers

None

Contact for Further Information

If you would like to inspect the background papers or want further information, please contact:-

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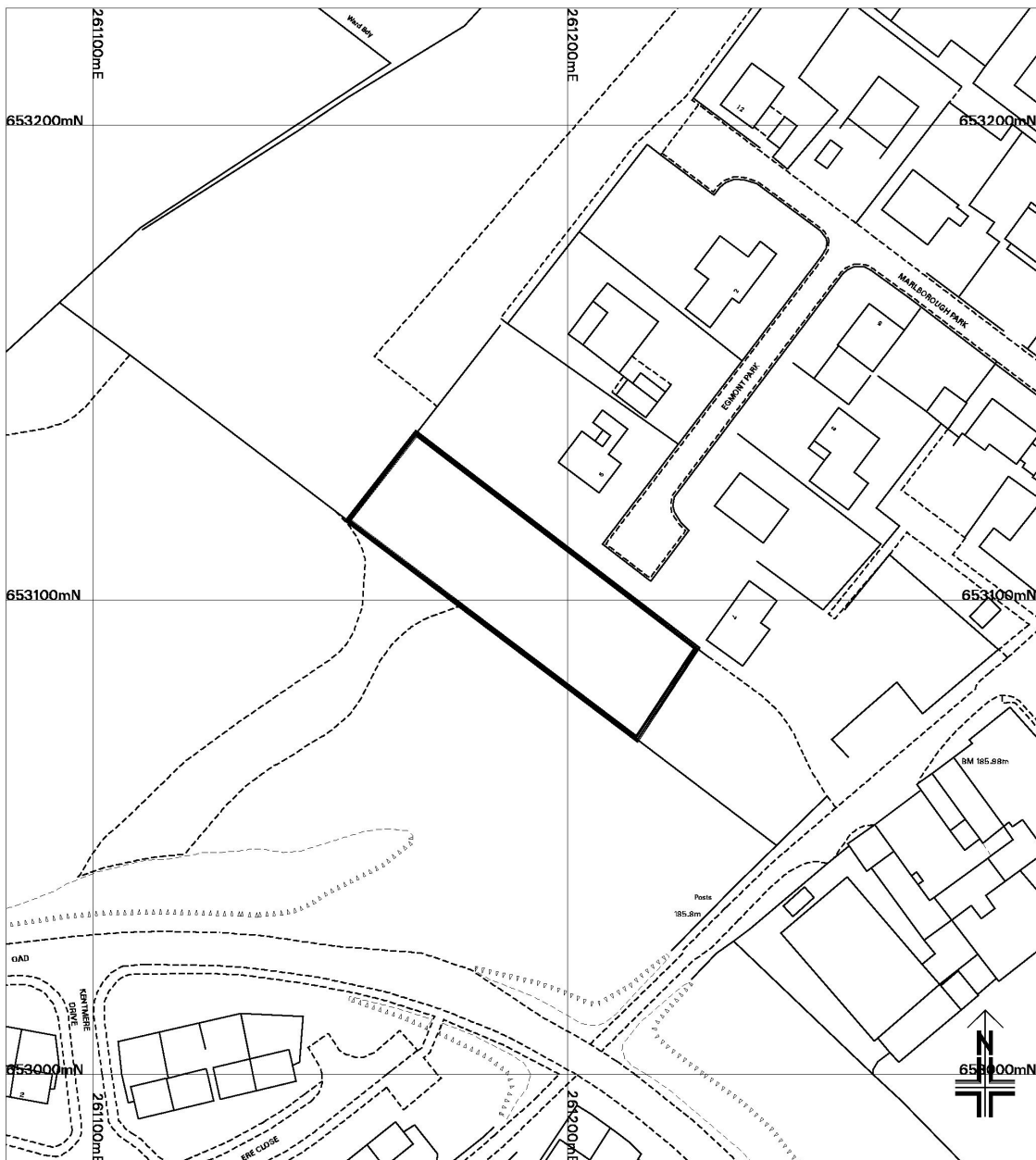
E-mail: pat.carr@southlanarkshire.gov.uk

LOCATION PLAN

Egmont Park
East Kilbride



ESTATES SERVICES



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