

REPORT FOR DECISION



DECISION MAKER:	Cabinet
DATE:	6 November 2013
SUBJECT:	Land adjacent the former Ramsbottom Youth Club site, Central Street, Ramsbottom
REPORT FROM:	Deputy Leader – Finance and Corporate Affairs – Councillor John Smith
CONTACT OFFICER:	Fiona Kenyon (Senior Surveyor - Property and Asset Management)
TYPE OF DECISION:	CABINET - KEY DECISION
FREEDOM OF INFORMATION/STATUS:	This paper is within the public domain
SUMMARY:	The report requests consideration of an objection received in response to the proposed disposal of land designated as Public Open Space (POS). The land in question is to be sold together with the former site of Ramsbottom Youth Club site, Central Street, Ramsbottom.
OPTIONS & RECOMMENDED OPTION	OPTION 1 – to approve the sale of the POS OPTION 2 – not to approve the sale of POS It is recommended that Cabinet approves option 1
IMPLICATIONS:	
Corporate Aims/Policy Framework:	Do the proposals accord with the Policy Framework? Yes
Statement by the S151 Officer: Financial Implications and Risk Considerations:	The sale of the site of the former Ramsbottom Youth Club together with the Public Open Space land will generate a capital receipt and eliminate any ongoing management costs for the Council.
Statement by Executive Director of Resources:	Sale of this site is in line with the Asset Management Plan and will provide additional resources for investment in Council assets.
Equality/Diversity implications:	No
Considered by Monitoring Officer:	Yes The Council has complied with the legal requirement to advertise the proposed disposal of Public Open Space. The Council must now consider the objection received and determine whether the open space should be disposed of. The Council is under a statutory obligation to obtain the open market value and the best consideration that can reasonably be

	obtained on a disposal of any of its land. Planning permission would also be required to change the use of the site.
Wards Affected:	Ramsbottom
Scrutiny Interest:	Overview & Scrutiny Committee

TRACKING/PROCESS

DIRECTOR: Mike Owen

Chief Executive/ Strategic Leadership Team	Cabinet Member/Chair	Ward Members	Partners
	Yes		
Scrutiny Committee	Cabinet/Committee	Council	
	6 November 2013		

1.0 BACKGROUND

- 1.1 The former Ramsbottom Youth Club building was declared unfit for purpose and beyond economic repair. The service was dispersed and the building was demolished in 2008. The site was brought forward for disposal as no other Council service was interested in the site.
- 1.2 In order to maximise the potential capital receipt the Library service agreed to dispose of some of the land behind Ramsbottom Library which is adjacent to the former site of Ramsbottom Youth Club. This land is classified as Public Open Space. A plan is attached in appendix 1 showing the whole disposal site edged red and the Public Open Space land is hatched.

2.0 ISSUES

- 2.1 Under section 123 of the Local Government Act 1972 the Council cannot dispose of any Public Open Space until it has advertised its intention to dispose and considered any objections that may arise as a result of that advertisement.
- 2.2 The Council has advertised its intention to dispose of this Public Open Space in the 18 July 2013 edition of the Bury Times and also in the following weeks edition. The last date for objections was 23 August 2013.
- 2.3 The Council has received one letter of objection from Mrs Barlow who lives nearby.
Mrs Barlow wishes to object to the disposal on the basis that if the site in the future is developed there will be a potential loss of trees, building work will cause disruption to the people who live in the surrounding area and visit Ramsbottom Health Centre and she wishes to see the wildlife protected.
A copy of Mrs Barlow's emailed objection is contained within Appendix 2 of the report.
- 2.4 The land in question has no tree preservation orders on it and any disposal will be subject to planning permission being obtained on the site thereby giving the public an opportunity to comment on any future development. If the site is developed it most likely will be a residential development.

2.5 Equality Analysis Form



Equality Analysis
Form

3.0 CONCLUSION

It is recommended that Cabinet approves option 1

The sale of the site of the former Ramsbottom Youth Club together with the Public Open Space land will generate a capital receipt and eliminate any ongoing management costs.

List of Background Papers:-

APPENDIX 1- Plan of the land



Plan

APPENDIX 2- Objection

The letter of objection received to the notice of the Council's intention to dispose of the public open space



Objection

Contact Details:-

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