LAND ADJACENT 1 GRANHAMS ROAD, GREAT SHELFORD

Purpose

1. To seek agreement by the Housing Portfolio Holder for an open market sale of the above site (see area outlined in red on attached plan).

Recommendations

2. That the Housing Portfolio Holder agrees that the site can be offered for sale on the open market, subject to outline planning consent for one dwelling.

Reasons for Recommendations

3. The Council would receive a capital sum from an open market sale and be relieved from the costs of site maintenance.

4. The land is surplus to the Council’s requirements.

Background

5. The site was held on licence and maintained for garden use by the occupier of the Council property at 1 Granhams Road but the licence has recently been surrendered as the tenant is no longer able to look after the area.

Considerations

6. The site was identified in the Land Appraisal as offering possible potential for development.

7. It has been confirmed by Housing Strategy that there is no interest in this site for the development of affordable housing.

8. Pocock & Shaw are of the opinion that planning permission could be obtained for one bungalow on the site with on-plot parking and that the open market value would be in the region of £95,000.

9. There was a recent proposal by Cambridgeshire County Council to widen the junction of Cambridge Road/Granhams Road and a small area on the corner of the site would be required for this. The proposal has now been put on hold but sufficient land could be retained for this purpose in the future without compromising the site’s potential.

10. As an alternative, the site could be offered to local residents for allotment use with the Council receiving up to £50 in rental income per annum but there is little availability for parking in the vicinity.
Options

11. Subject to planning permission for one dwelling, offer the site for sale on the open market.

12. Retain the site in Council ownership and offer it for allotment use by local residents.

Implications

<table>
<thead>
<tr>
<th>Financial</th>
<th>With Option 1, the Council would receive a capital sum and be relieved from the cost of site maintenance. With Option 2, the Council would remain responsible for managing the site and the yearly income would be up to £50.</th>
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</thead>
<tbody>
<tr>
<td>Legal</td>
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<td>Staffing</td>
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<td>Risk Management</td>
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<td>Equality and Diversity</td>
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<tr>
<td>Equality Impact Assessment completed</td>
<td>No</td>
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<tr>
<td>Climate Change</td>
<td>Not relevant</td>
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</tbody>
</table>

Consultations


15. Great Shelford Parish Council – no objections to disposal of the land but small corner area should be retained for possible widening of junction in future.

Effect on Strategic Aims

16. **AIM: Commitment to providing a voice for rural life:**
Open market sale of site with planning permission is supported by the Parish Council.

Conclusions / Summary

17. The site is no longer held on licence for garden use and is surplus to the Council’s requirements, having been identified in the Land Appraisal as offering potential for development. Planning permission may be possible for one bungalow and the Council could receive in the region of £95,000 with an open market sale. Without planning permission the site has little value other than to be used for allotments, which would bring the Council up to £50 in annual rental income.

Background Papers: the following background papers were used in the preparation of this report:

None.

Contact Officer: Jenny Clark – Lands Officer
Telephone: (01954) 713336