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Date: *20 February 2015*

NOTIFICATION OF PORTFOLIO HOLDER DECISION

On 19 February 2015, Cllr C A Wise, the Finance and Efficiency Portfolio Holder and Cllr Mrs J L Cleary, the Housing and Communities Portfolio Holder made the following decision. Any member of the Council, who is not a Portfolio Holder, who considers that this decision should be reviewed should give notice to the Monitoring Officer (Grainne O'Rourke) (in writing or by e-mail) to be received **ON OR BY 4.45 P.M. ON FRIDAY, 27 FEBRUARY 2015.**

Details of the documents the Portfolio Holder considered are attached.

DECISION: That land at Duncan Road, Ashley, New Milton, as described in the attached report, is sold for the sum of £1,050.

REASON(S): Set out in the report

ANY ALTERNATIVE OPTIONS CONSIDERED AND REJECTED: See report

CONFLICTS OF INTEREST DECLARED: None

For Further Information Please Contact:

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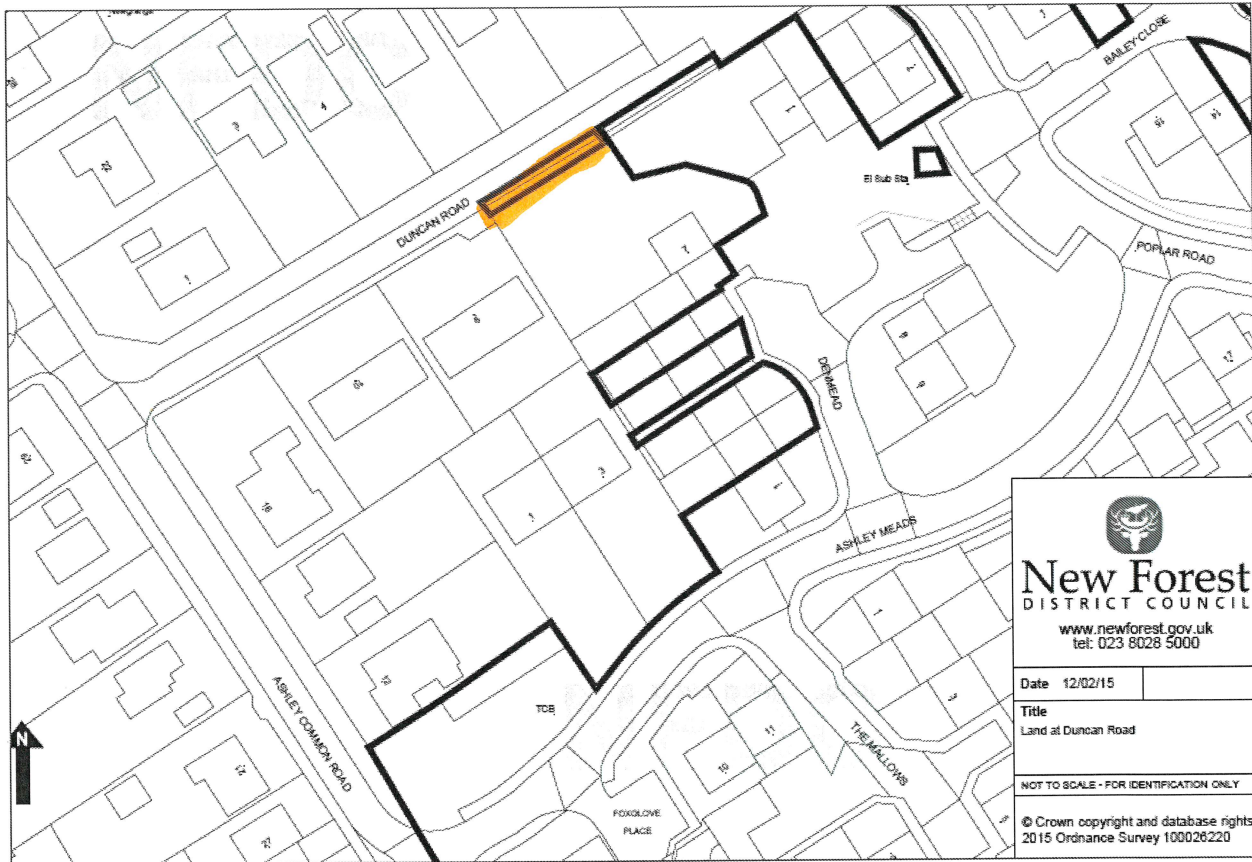
LAND AT DUNCAN RD, ASHLEY NEW MILTON.

1.0 INTRODUCTION

This report seeks approval from the Portfolio Holders for Housing and Communities and Finance & Efficiency to sell the freehold interest in the above mentioned parcel of land.

2.0 BACKGROUND

New Forest District Council acquired land at Ashley in 1975 and developed the Ashley Meads housing estates (blue and red on the plan below). When number 7 Denmead was sold under Right to Buy in 1989, a narrow strip of land was retained out of the Council's original title (shown red on the land below). This land remains isolated and of no benefit to the New Forest District Council. The land is planted with mature Leylandii trees.



In 2011 the owners of 7 Denmead sought planning consent to develop in the rear garden (ref 11/97172). This application was thoroughly rejected on numerous grounds including; not in keeping with existing street scene, unacceptable overlooking of neighbouring property, and no contribution for open space, affordable housing or required transport network improvements. Residents in Duncan Road were concerned about the development, not least because access to the plot was proposed along Duncan Road even though no legal access rights existed to the plot along this road.

It was against this background that a request was made by a resident in Duncan Road to purchase the strip of land from the Council.

3.0 DISPOSAL STRATEGY

Mindful of likely competing interests in the land, all residents in Duncan Road and number 7 Denmead were advised that the land might be declared surplus to the Council's requirement and parties were asked to express interest in purchasing and make offers for the land if interested.

In response to the sale offer three bids were received; – one @ £105 and two @ £500. The parties that offered identical bids were, advised a similar offer had been received and were given the opportunity to revise their offer. The highest offer subsequently received was for £1,050.

In the circumstances of this disposal it is not considered that there is likely to be a realistic prospect of using this land for development. It is therefore not considered to be appropriate to include any restrictions or covenants in the sale contract.

4.0 CONSULATION

The NFDC Housing Neighbourhood and tenant Management officers NATMO have confirmed that they have no objection to the sale.

The Council's Grounds Maintenance Manager has confirmed his team has recently undertaken works at the site to remove two trees that had died and were in danger of falling; the estimated annual cost to maintain the trees is in the region of £500 pa. At the same time an assessment of the condition of the remaining trees was undertaken and it is recommended that a more viable long term solution would be the that remaining trees are removed and re-planted – estimated cost circa £3,250.

Housing Asset Management Group has considered this report and endorses the recommendation to sell the land.

5.0 ENVIRONMENTAL IMPLICATIONS

There are no direct Environmental Implications arising from this report

6.0 DIVERSITY AND EQUALITY IMPLICATIONS

There are no Diversity and Equality implications arising from this report

7.0 CRIME AND DISORDER IMPLICATIONS

There are no Crime and Disorder Implications arising from this report

8.0 FINANCIAL IMPLICATION

The sale of this land as recommended herein will produce a small capital received of £1,050 to the Council, In addition there will be savings arising from reduced maintenance cost of between £500 per annum and £3,250 as a one of project to replanting the trees.

9.0 RECOMMENDATION

It is recommended that the land as identified in section 2.0 above is sold for the sum of £1,050.

I agree the recommendation

CLLR J CLEARY

Councillor Jill Cleary
Portfolio Holder for Housing and Communities

I agree the recommendation

CLLR C WISE

Councillor Colin Wise
Portfolio Holder for Finance and Efficiency

Date:

19 February 2015

Date Notice of Decision Given:

20 February 2015

Last Date for Call In:

27 February 2015