

## **CABINET MEMBER FOR REGENERATION AND ENVIRONMENT**

**Venue: Town Hall,  
Moorgate Street,  
Rotherham. S60 2TH**

**Date: Monday, 29th November, 2010**

**Time: 10.30 a.m.**

### **A G E N D A**

1. To determine if the following matters are likely to be considered under the categories suggested, in accordance with Part 1 of Schedule 12A (as amended March 2006) to the Local Government Act 1972.
2. To determine any item which the Chairman is of the opinion should be considered later in the agenda as a matter of urgency.
3. Land adjacent to Old Fence Church, Sheffield Road, Swallownest. (report attached) (Pages 1 - 5)  
Jeremy Nicholson, Estate Surveyor, to report.
  - to seek approval to declare the land, cross-hatched red, blue and labelled A on the plan attached at Appendix 1, surplus to the requirements of the Department of Asset Management.

**The Cabinet Member authorised consideration of the following extra, urgent item in order to progress the matter in view of the stated timescale:-**

4. **EXCLUSION OF THE PRESS AND PUBLIC**  
The following item is likely to be considered in the absence of the press and public as being exempt under Paragraph 3 of Part 1 of Schedule 12A to the Local Government Act 1972 (as amended March 2006) (information relating to the financial or business affairs of any particular individual (including the Council)):-
5. Rawmarsh Customer Service Centre. (report attached) (Pages 6 - 11)  
Glen John-Lewis, Project Manager/Brian Barrett, Design Consultancy Manager, to report.
  - to request authority to accept a tender for Rawmarsh Customer Service Centre main development work.

**Date of Next Meeting**

**Monday, 13th December, 2010**

**Members:**

**Councillor Smith, Cabinet Member for Regeneration and Environment**

**Councillor Walker, Senior Adviser**

**(Councillor Pickering, Chair, Planning Board;**

**Councillor Dodson, Vice-Chair, Planning Board**

**Councillor Whysall, Chair, Regeneration Scrutiny Panel**

**Councillor Swift, Vice-Chair, Regeneration Scrutiny Panel)**

**ROTHERHAM BOROUGH COUNCIL – REPORT TO MEMBERS**

1)	<b>Meeting:</b>	<b>Cabinet Member for Regeneration and Environment</b>
2)	<b>Date:</b>	<b>29 November 2010</b>
3)	<b>Title:</b>	<b>Land adjacent to Old Fence Church, Sheffield Road, Swallownest Ward 11 – Rother Vale</b>
4)	<b>Programme Area:</b>	<b>Environment and Development Services</b>

**5. Summary**

To seek approval to use delegated powers to declare the land cross-hatched red, blue and labelled A on the plan attached at Appendix 1 surplus to the requirements of the Department of Asset Management.

**6. Recommendations**

**That the Regeneration and Environment Cabinet Member use his delegated powers to declare the land cross-hatched red, blue and labelled A on the plan attached at Appendix 1 surplus to the requirements of the Department of Asset Management.**

## **7. Proposals and Details**

The overall site extends to approximately 0.11 acres / 465 sq metres and is shown edged black on the attached plan. The site is an irregular shaped area which is split into three separate areas.

The area cross-hatched red is a moderately flat area of land which has been used for illegal fly tipping over a number of years and is in poor condition. The current owner of the former Old Fence Church wishes to purchase and use it for garden purposes.

The land edged green on the plan was sold by the Council to the previous owner of Old Fence Church in 1994 which allowed him to extend the existing church and redevelop the building for residential purposes. The previous owner however also extended his garden curtilage onto the Council owned land cross-hatched blue on the plan.

The land edged black and labelled A is also within Council ownership but forms part of the farmers field to the rear of Old Fence Church.

The Assistant Chief Executive, Legal and Democratic Services has confirmed that there are no covenants or matters contained within the Council's title that would affect any alternative use of the land.

The Director of Planning and Regeneration has stated that although all of the land is within an area designated for business use on the Rotherham Unitary Development Plan, it would not be suitable for any type of business use due to its size. He has confirmed however that the land cross-hatched red may be suitable for a single residential development subject to any formal application being able to justify residential use in an area allocated for business use. Alternatively, this land could be used as an extended garden curtilage to the Old Fence Church subject to planning approval. The land labelled A could also potentially be used as an extended garden curtilage.

The Director of Asset Management has no service requirements for this land and has agreed in principle to declare the land surplus to requirements, subject to the approval of the Cabinet Member for Regeneration and Environment.

## **8. Finance**

If the asset is declared surplus to requirements the land will be transferred into the Property Bank and consideration will be given to its future use.

Retention of the land will involve a cost to the Council in clearing up the land cross-hatched red.

A disposal of this land either to the applicant or on the open market would provide a low to moderate capital receipt depending on the option approved.

## **9. Risks and Uncertainties**

There are no risks associated with declaring the land surplus to requirements.

## **10. Policy and Performance Agenda Implications**

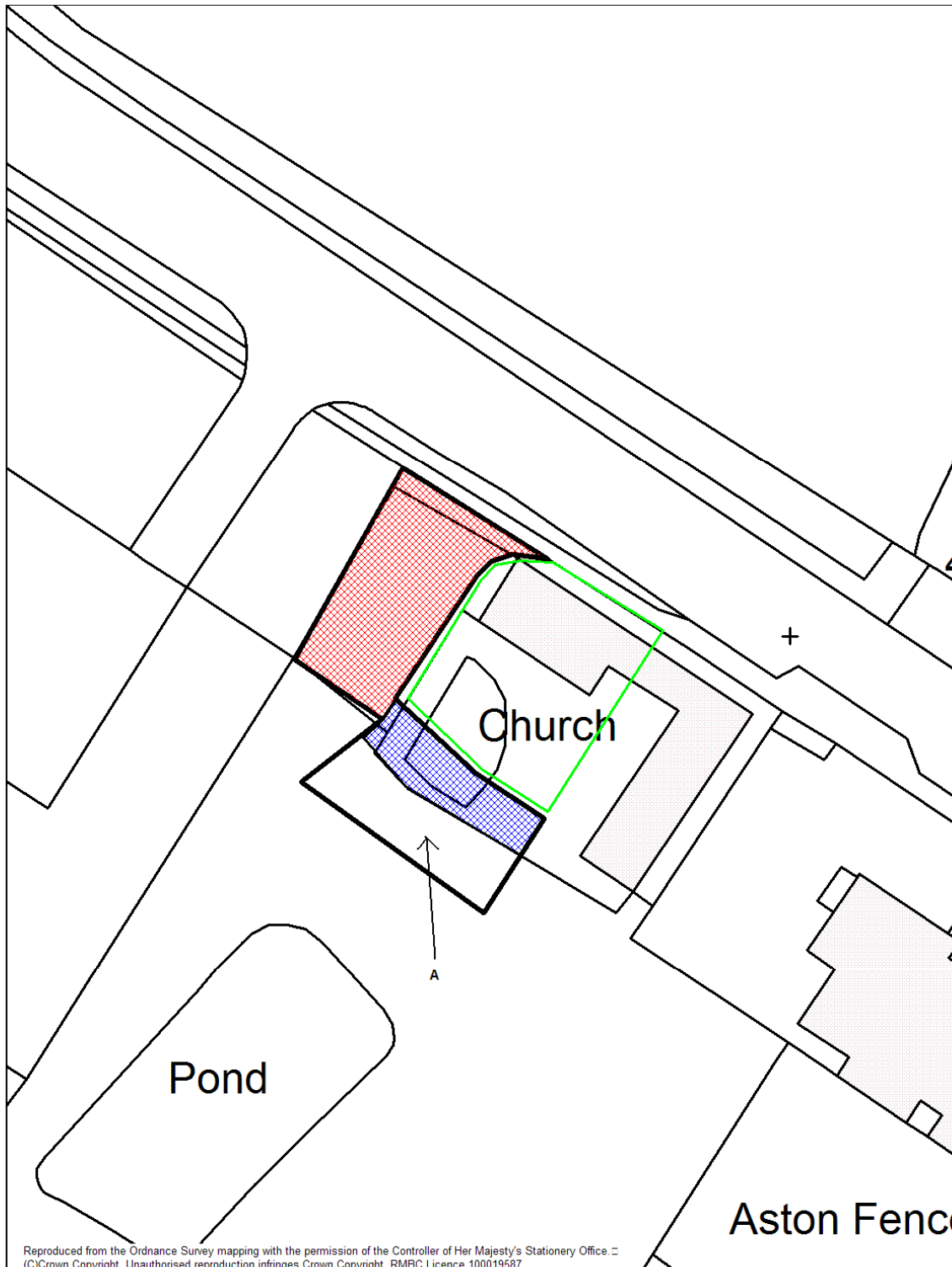
A disposal of the land would support the principles of sustainability by promoting the re-use of a previously under used site either for residential purposes or to improve the existing curtilage of the adjacent dwelling to provide a safer living environment.

## **11. Background Papers and Consultation**

Consultation will be carried out if the site is declared surplus to service requirements in accordance with the normal disposal process.

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Ian Smith, Director of Asset Management Service, ext 23850  
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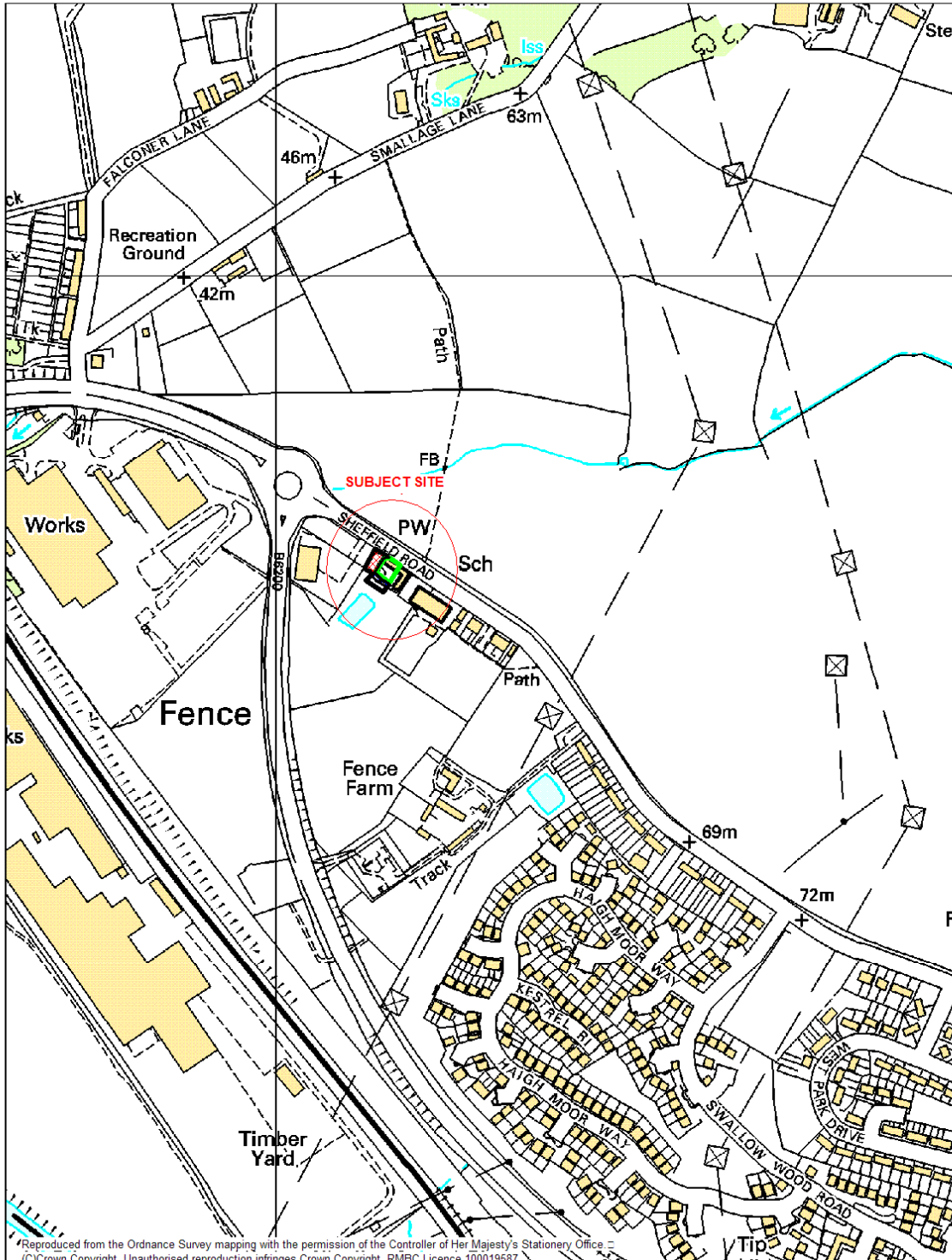
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Date: 09/09/2010  
Map Centre: □  
444105,385708

**Land adj to**  
**Old Fence Church**  
**Sheffield Road, Swallownest**

**Rotherham MBC**  
Env't & Dev't Services □  
Bailey House □  
Rawmarsh Road □  
Rotherham S60 1TD □  
□





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Scale 1:5000  
 Date: 30/09/2010  
 Map Centre: □  
 444211,385574

Land adj  
 Old Fence Church  
 Sheffield Road, Swallownest

Rotherham MBC  
 Env't & Dev't Services □  
 Bailey House □  
 Rawmarsh Road □  
 Rotherham S60 1TD □  
 □

Rotherham Metropolitan Borough Council  
 Where Everyone Matters

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