

ROTHERHAM BOROUGH COUNCIL – REPORT TO MEMBERS

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

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

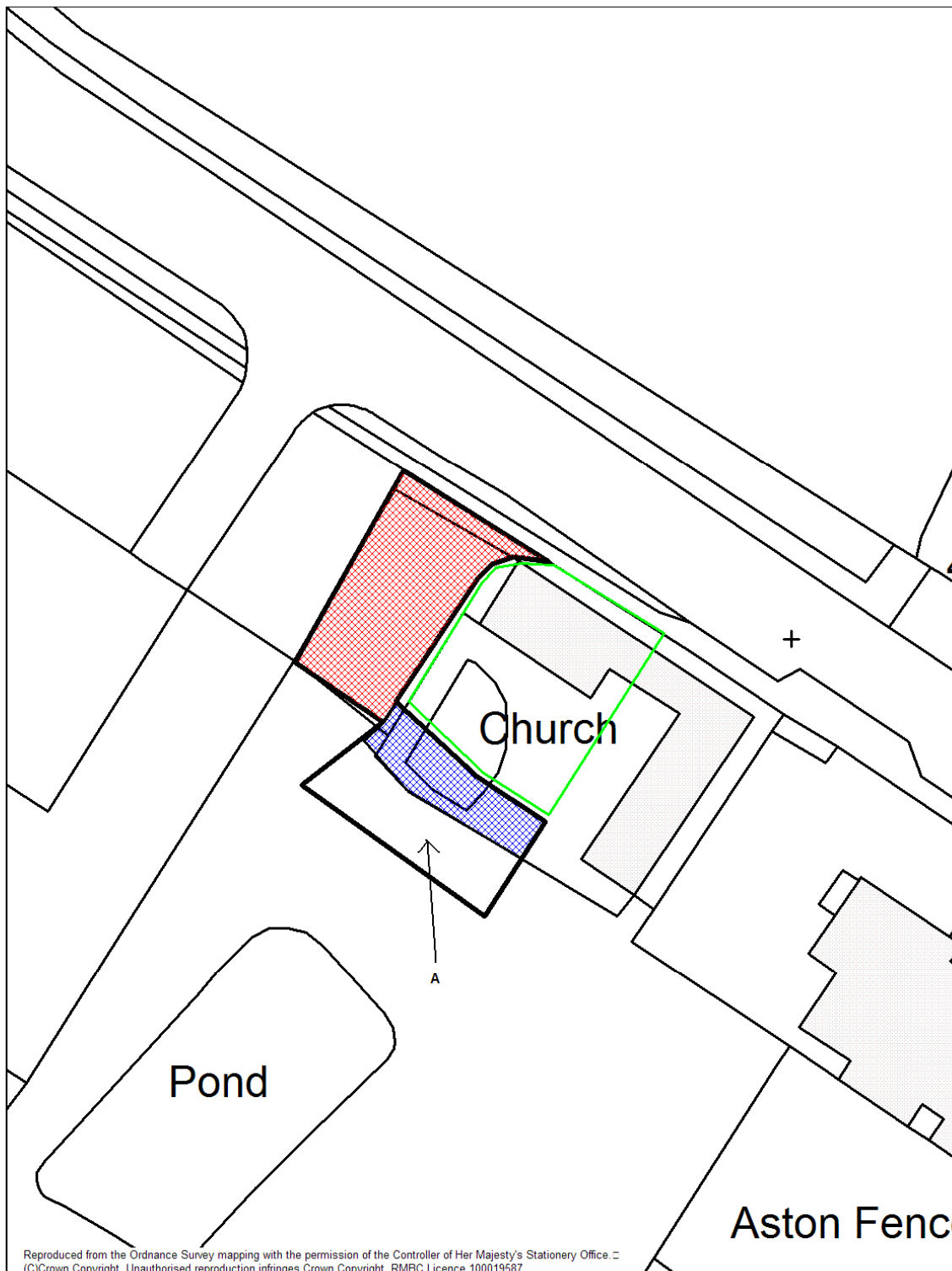
A disposal of the land would support the principles of sustainability by promoting the re-use of a previously under used site either for residential purposes or to improve the existing curtilage of the adjacent dwelling to provide a safer living environment.

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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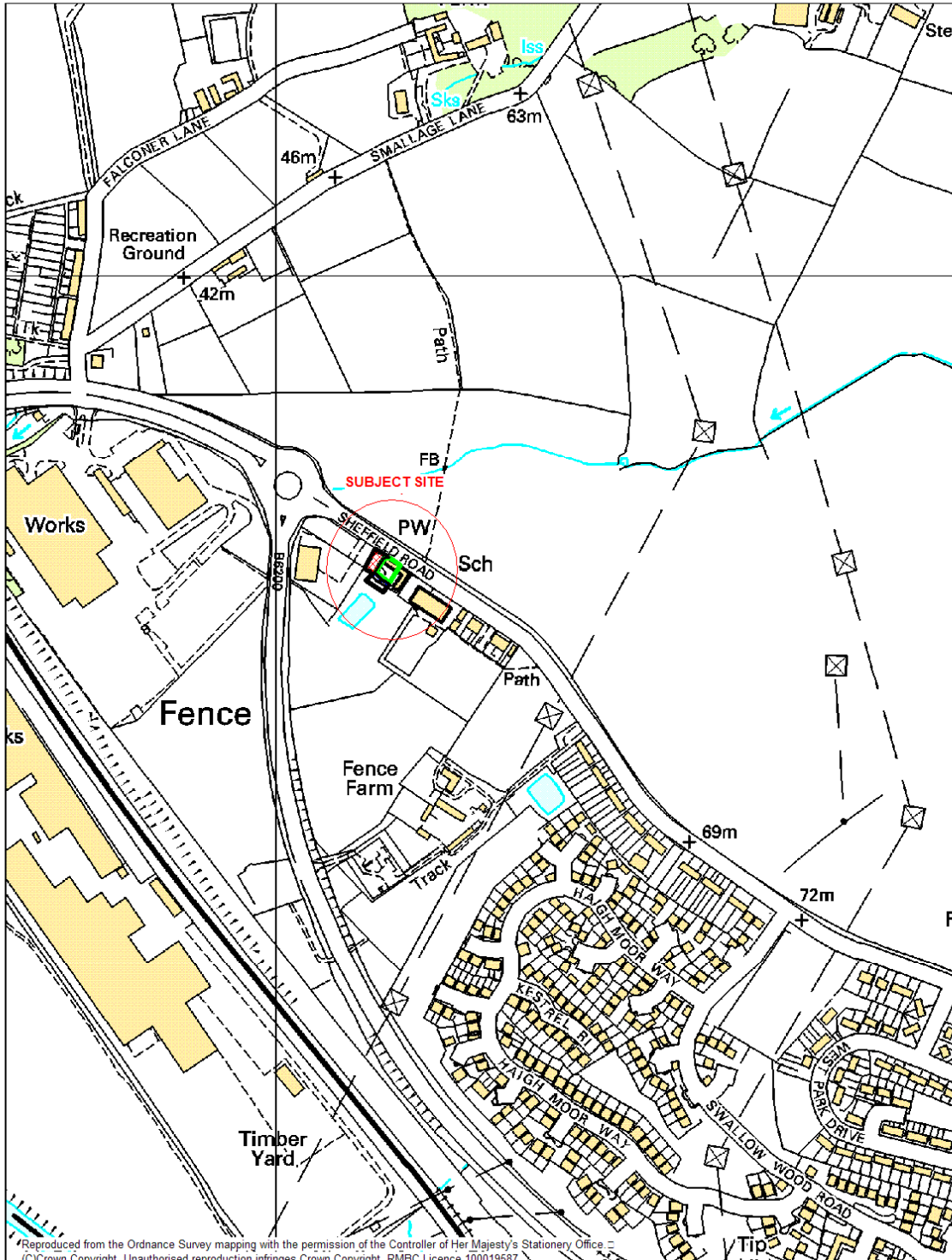
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Scale 1:500
Date: 09/09/2010
Map Centre: \square
444105,385708

Land adj to
Old Fence Church
Sheffield Road, Swallownest

Rotherham MBC
Envt & Devt Services \square
Bailey House \square
Rawmarsh Road \square
Rotherham S60 1TD \square
 \square





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 Date: 30/09/2010
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 444211,385574

Land adj
 Old Fence Church
 Sheffield Road, Swallownest

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

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