

Decision Maker: EXECUTIVE AND RESOURCES POLICY DEVELOPMENT AND SCRUTINY COMMITTEE

Date: Wednesday 4th February 2015

Decision Type: Non-Urgent Executive Non-Key

Title: LAND ADJACENT TO 29 CHESTERFIELD CLOSE, ORPINGTON

Contact Officer: Antony Cooper, Estates Surveyor, Valuation and Estates
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Chief Officer: Director of Regeneration & Transformation

Ward: Cray Valley East;

1. Reason for report

Authority is sought for the disposal of the parcel of land adjacent to 29 Chesterfield Road, Orpington

2. **RECOMMENDATION**

The Executive and Resources PDS Committee is requested to consider the proposed decision by the Resources Portfolio Holder and:

The Resources Portfolio Holder is recommended to declare land adjacent to 29 Chesterfield Close, Orpington, surplus to Council requirements to enable its sale.

Corporate Policy

1. Policy Status: Existing Policy
 2. BBB Priority: Excellent Council
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Financial

1. Cost of proposal: A capital receipt will be generated by the sale of this piece of land.
 2. Ongoing costs: Not Applicable:
 3. Budget head/performance centre: Not Applicable
 4. Total current budget for this head: Not Applicable
 5. Source of funding: Not Applicable
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Staff

1. Number of staff (current and additional):
 2. If from existing staff resources, number of staff hours: 30 hours
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Legal

1. Legal Requirement: Statutory Requirement: S123 Local Government Act
 2. Call-in: Applicable
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Customer Impact

1. Estimated number of users/beneficiaries (current and projected): The former parking area is not in use by the public, so no loss of use will result.
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Ward Councillor Views

1. Have Ward Councillors been asked for comments? Yes
2. Summary of Ward Councillors comments: To be advised at the meeting.

3. COMMENTARY

- 3.1 The triangular parcel of land at the junction of Chesterfield Close and Wotton Green, shown cross hatched on the enclosed plan is owned by the London Borough of Bromley and measures 0.042Ha (0.10 acre).
- 3.2 The land once formed a residential parking area serving the surrounding housing estate, and was retained by the Council at the time of the Housing Stock Transfer in 1992, when responsibility passed to the Council's Technical Services (Highways) department.
- 3.3 At some point within the last 15 to 20 years, access to the land by vehicles has been prevented with the installation of barriers and concrete bollards. This is thought to be as a result of anti-social behaviour involving vandalism, fly-tipping and the dumping of abandoned vehicles. The land is not currently used for any purpose, and is not scheduled for routine cleaning or other maintenance, although it does receive attention by the Council's street cleaning contractor following any adhoc reports of fly tipping and littering.
- 3.4 A recent highway inspection has revealed that the surface condition and boundary walls are in a poor state of repair. The Council's Environment and Community Services department has confirmed that there is no intention to use the land to facilitate any future highway improvements. The section of adjoining road is narrow, but accommodates an adequate two-way traffic flow, and a pedestrian footway on the opposite side of the road. It has therefore confirmed that the land provides no benefit to the local residents, and recommends that the land be declared surplus.
- 3.5 While the site is expected to receive interest from small residential developers, the Council's Planning department has advised that, although based on the character of the surrounding area the most logical alternative use of the site would be for residential, due to the constrained nature of this site and the need to maintain existing boundary lines and sufficient amenity space, the prospects of securing residential development on this site are very limited. There is a street light column on the site and, if development is possible, it will be necessary to relocate this at the purchaser's cost (currently estimated at £2,000).
- 3.6 The value of the sale will be within the limits of the Director of Regeneration and Transformation's delegated authority to agree.

4. POLICY IMPLICATIONS

- 4.1 The Council's Aims include being a Council which manages its assets well.

5. FINANCIAL IMPLICATIONS

- 5.1 A capital receipt will be generated by the sale of this land.
- 5.2 Should the street light column need to be relocated, the estimated cost of £2,000 will be met by the purchaser.

6. LEGAL IMPLICATIONS

- 6.1 Section 123 of the Local Government Act 1972 requires a local authority to secure the best consideration reasonably obtainable when it disposes of land (other than on a lease of 7 years or less) unless it has the benefit of an express or general consent of the secretary of state. This site would be marketed to ensure compliance with this requirement.

Non-Applicable Sections:	7. PERSONNEL IMPLICATIONS
Background Documents: (Access via Contact Officer)	Index Map Search, dated 5 th January 2015

Land adjacent to 29 Chesterfield Close, Orpington

