

**NORTH SOMERSET COUNCIL
DECISION**

DECISION OF SECTION 151 OFFICER OF THE COUNCIL,
CORPORATE SERVICES DIRECTORATE

DECISION NO: CSD138

SUBJECT: Land adjoining 26 Orchard Close, Kewstoke

BACKGROUND:

The owners of the above property have applied to the Council to purchase a strip of land adjoining their garden from the Council. Part of the subject land has already been enclosed in the property garden by a previous owner and the remainder comprises an untidy unkempt strip of land abutting an adjacent stepped footpath. The subject land has an area of around 28m² is shown in red outline on the attached plan. The line of the existing fence (which is in poor condition) is shown in blue.

The owners want to purchase the land and erect a new fence along the revised boundary line. These works will tidy up and improve the local area.

The holding directorate and one local member have been consulted and support the sale. The other local member has not responded. There is no need to advertise the loss of public open space in this case as the land is not, in any practical way, used by the public.

It has been provisionally agreed to sell the freehold interest in the land to the applicants for £700 with the applicants being responsible for the construction of the new boundary fence, obtaining planning approval for a new boundary fence and change of use if required and reimbursing the Council's surveying, administrative and legal fees incurred.

DECISION:

The subject land be sold to the owners of 26 Orchard Close in accordance with the principal terms and conditions set out in this report.

Reasons:

The enclosing of the land will improve the local environment and enable the land ownership boundary to be corrected with the Council receiving an appropriate consideration for the land previously enclosed without permission.

Other Alternatives Considered:


n/a

Financial Implications:

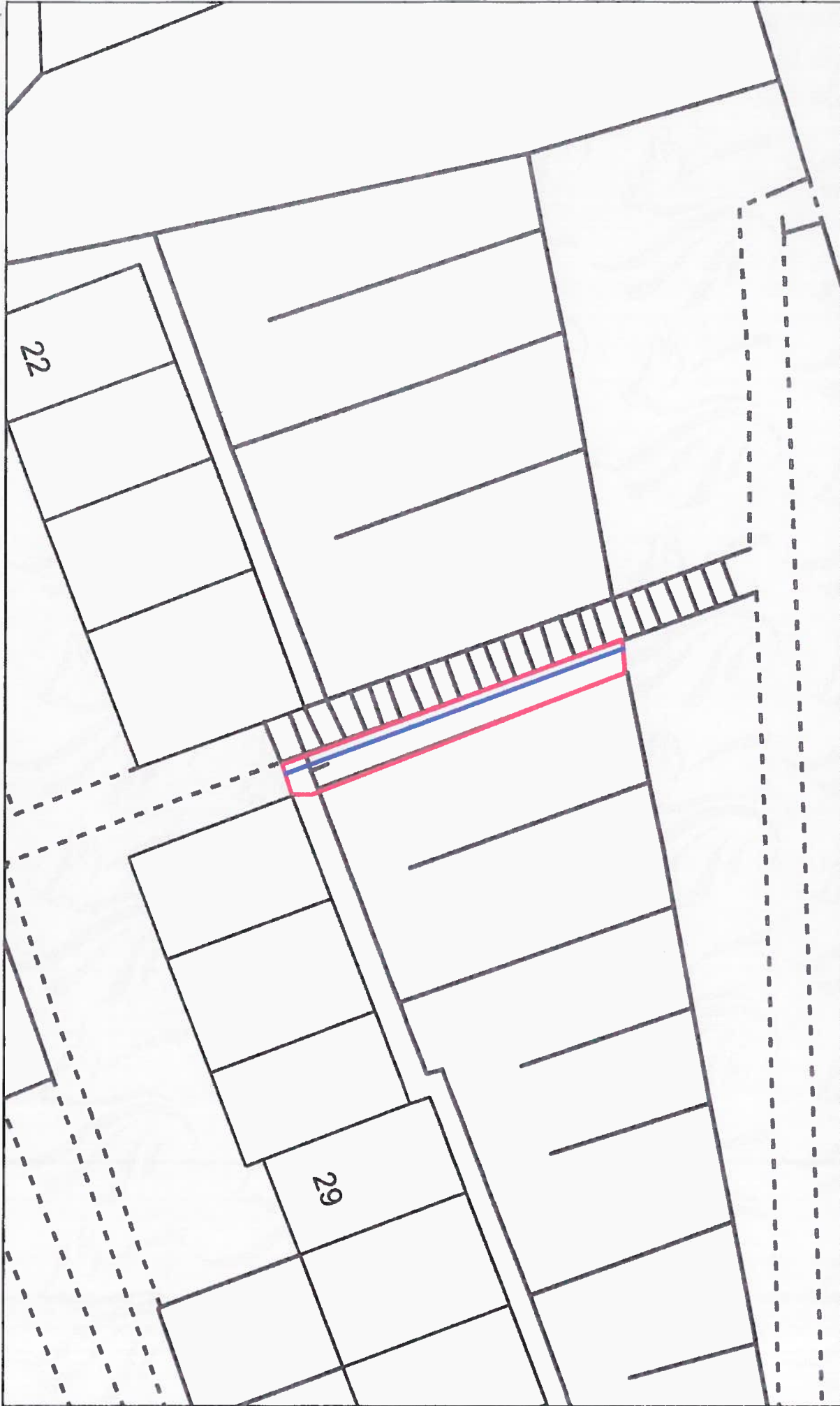
The Council will receive a capital receipt with all costs being reimbursed by the applicants. The loss of the land will not impact on the cost to the Council of maintaining retained land in the area.

Implications for Future Years:

None.

Signed: 
Section 151 Officer, North Somerset Council

Dated: 31/03/2016



Land Adjacent 26 Orchard Close Kewstoke

Property and Asset Management
 Castlewood, Tickenham
 Road, Clevedon, BS21
 6FW

Scale: 1:250
 Drawn by: Stuart Bates
 Date: 24 November 2015
 Time: 15:09:09



