

14 September 2015

Agenda Item: 9e

**REPORT OF SERVICE DIRECTOR TRANSPORT, PROPERTY &
ENVIRONMENT**

THE COPSE AT RIDGEWOOD GROVE, RAVENSHEAD

Purpose of the Report

1. To seek approval of the Finance & Property Committee to the sale of 1901 square metres of land at Ridgewood Grove, Ravenshead.

Information and Advice

2. Some information relating to this report is not for publication by virtue of paragraph 3 of Schedule 12A of the Local Government Act 1972. Having regard to the circumstances, on balance the public interest in disclosing the information does not outweigh the reason for exemption because divulging the information would significantly damage the Council's commercial position. The exempt information is set out in the exempt appendix.
3. The County Council purchased 2007 square metres of land in 1965 for the purpose of a Tree Preservation Order. 106 square metres of this was subsequently sold to no.4 Ridgewood Grove in 1992 for a garden extension and a further area is licensed to East Midlands Electricity as a right of way.
4. Ravenshead Parish Council has identified this plot of land in Phase 2 of the Aligned Core Strategy as a "Local Green Space" which is of particular importance to the local community, with the purpose of its preservation – in other words never to be used for housing.
5. The land is severely restricted in terms of development value by the number of Tree Preservation Order (TPO'd) trees.
6. Gedling Borough Council has confirmed this is a site that has been put forward as a Local Green Space by the Parish Council. Paragraph 76 to 78 of the National Planning Policy Framework set out that local communities can designate Local Green Spaces to rule out new development other than in 'very special circumstances' (unspecified).

Other Options Considered

7. Retention of the property for Council use. This has been looked at but no requirement exists. The property is surplus to the operational needs of the Council and represents an opportunity for disposal.

Reason/s for Recommendation/s

8. To secure the disposal of a surplus property.

Statutory and Policy Implications

9. This report has been compiled after consideration of implications in respect of crime and disorder, finance, human resources, human rights, the NHS Constitution (Public Health only), the public sector equality duty, safeguarding of children and vulnerable adults, service users, sustainability and the environment and ways of working and where such implications are material they are described below. Appropriate consultation has been undertaken and advice sought on these issues as required.

RECOMMENDATION/S

1) That approval is given by the Finance & Property Committee to the sale of 1901 square metres of land at Ridgewood Grove, Ravenshead on the terms outlined in the exempt appendix.

Jas Hundal

Service Director – Transport, Property & Environment

For any enquiries about this report please contact:

Constitutional Comments (CEH 14.08.15)

10. The recommendation falls within the delegation to the Finance and Property Committee under its terms of reference.

Financial Comments (TR 24.08.15)

11. The financial implications are set out in the exempt appendix to the report.

Background Papers and Published Documents

12. None.

Electoral Division(s) and Member(s) Affected

13. Ward(s): Newstead

Member(s): Councillor Chris Barnfather

