

DECISION NOTICE

Notice is given that the following decision has been taken under the Provisions set out in the Council's Constitution

Decision maker: Cabinet Member for Finance

Date: 29 October 2013

Decision in the matter of: Land off Wilmslow Road, Alderley Edge

Decision:

1. That approval be given to seek open market tenders for the grant of a lease for a term of 50 years for the area shown on the plan attached to the Committee report.
2. That consideration be given to all offers and that approval be given, or sought in line with Council's Constitution, of any offer received.
3. That the Lease be advertised on the following terms: -
 - 50 year lease contracted out of the Landlord and Tenant Act 1954;
 - Restricted user clause allowing community uses;
 - Rental premium and or annual rental for the term of lease; and
 - The open market tender process be followed.

Background: This decision is being sought to enable the Council to safeguard the current planning status of the land, potentially use the land for beneficial community/local economic purposes, and retain the opportunity to realise potential future financial or beneficial use which may be available at a later date. It will also protect the current status of land as Green belt regardless of changes in planning policy during the term of the lease.

The area of land is approximately 8.6 acres and was originally acquired as a part of a larger parcel for the purpose of the construction of the Alderley Edge bypass. It is now deemed surplus to operational requirement and has been subject to the necessary administrative process in accordance with Crichel Down Rules without claim of acquisition rights.

The land has been subject to numerous enquiries regarding its

availability including from local businesses, social users and development companies seeking to progress residential/commercial opportunities.

The Council has the opportunity to use the land for purely ‘holding’ purposes or to potentially enable its use for defined community/local economic benefits pending greater financial or beneficial use a later date through changes in planning policy.

Background Documents: The background papers relating to this report can be inspected by contacting the report writer.

Approved:

Signed
Councillor P Raynes (Cabinet Member for Finance)

Date: 29 October 2013

Advising Officer:

Signed
Steve Plack (Senior Valuer, Asset Management Service)