

TEST VALLEY BOROUGH COUNCIL

HEAD OF SERVICE'S DECISION

Committee: Executive
Chairman: Councillor I Carr
Head of Service: Brian Nicholas

SUBJECT

FORMER ALLOTMENT LAND AT MYLEN ROAD SOUTH, ANDOVER.

REASON FOR URGENCY

(After consultation with the Chief Executive)

Following the vacation of the one acre parcel of land by the five former allotment holders I have obtained a Planning Position Statement (PPS) published by the Planning Service which indicates that as a guide the minimum number of residential units subject to any on site constraints would be 10.

The leading London Auctioneers Allsops have considered the (PPS) and advised that in today's market without full planning consent the land may realise less than £150,000 of the best open market value price to reflect the "uncertainties" of the planning process.

Authority is requested under the provisions of Contract Standing Orders 3(b) to dispense with the requirement to use the restricted procedure in preference to the negotiated procedure consequently three architects have been invited to quote for the work of submitting a Full Planning Application so that the Council obtains a full market value sale of the land.

The quote from Stephens Cox Associates appears to be the most economically advantageous for the sum of £26,295. In these circumstances it is clearly worth appointing Architects to maximise land value.

I wish to appoint Architects in the next few days to deal with the Planning Application work so that hopefully a planning decision can be published in early 2007 so that I may report back to Executive shortly afterwards with a guide sale price at Auction if members decide to sell.

The timescales are tight but I am hopeful that a possible capital receipt will be forthcoming before this current financial year end.

DECISION

(After consultation with the Chairman (or in his absence the Vice-Chairman), who has not requested that the matter be referred to a special meeting of the Committee).

That the Council instruct Stephens Cox Associates Limited to submit a Full Planning Application to maximise the potential capital value of the land so that a future meeting of the Executive may consider a possible disposal.

Chief Executive's/
Director's Signature: Claire E. Cusack Date: 22 November 2006

Chairman's/Vice-Chairman's
Signature: [Signature] Date: 22nd November 2006

Chairman's/Vice-Chairman's
Signature: David N. A. Drew Date: 22 November 2006

Head of Service's
Signature: B. G. [Signature] Date: 21 November 2006

Reported on Committee on: 13/12/ Date: November 2006

DISTRIBUTION

1. Chief Executive
2. Corporate Director (BS)
3. Corporate Director (CC)
4. Head of Legal Services
5. Head of Administration Services (original for report to Committee)

BACKGROUND PAPER: File: RA 1/3(1)