

**FALKIRK COUNCIL**

**Subject:** SITES SURPLUS TO OPERATIONAL REQUIREMENTS  
**Meeting:** EXECUTIVE  
**Date:** 18 June 2013  
**Author:** DIRECTOR OF CORPORATE AND NEIGHBOURHOOD SERVICES

**1. INTRODUCTION AND BACKGROUND**

- 1.1 The Council's Asset Management Plan, *Better Assets, Better Services* includes an objective to secure operational efficiencies through asset realisation of properties that are surplus to requirements.
- 1.2 The purpose of this report is to seek approval to declare land held on the Council's Housing Revenue Account surplus to operational requirements and thereafter, subject to obtaining any necessary approvals to sale of land on the Housing Revenue Account from the Scottish Ministers, organise negotiated disposal.

**2. PURCHASE OF ADDITIONAL GROUND**

- 2.1 The Council has been approached in connection with the following sites. The sites are all held on the Housing Revenue Account (HRA) and are adjacent to the applicant's property apart from the area of land Scottish Water wish to purchase. The table below outlines the reasons for the requests as detailed by the applicant.

<b><i>Applicant</i></b>	<b><i>Address</i></b>	<b><i>Purpose</i></b>
Scottish Water	Woodend Farm, Hallglen	Required for the purpose of constructing and maintaining the water main and valve chambers.
Mr D Rogerson	Camas, Redding Road, Brightons	Extend existing driveway
Ms M Leask	32 School Road, Redding	Additional garden ground
Mr T Sneddon	34 Dochart Crescent, Polmont	Additional garden ground
Ms S Laird	149 Burnhead Road, Larbert	Additional garden ground for a driveway.
Mr S Gillespie	Burnbrae Cottage, Main Street, Polmont	Demolish the existing cottage and build two detached properties.

Mr G Sinclair	7 Benjamin Drive, Bo'ness	Additional garden ground (Previous owner has built part of the garage on HRA land and new owner wants to regularise the position)
Mr K Fell	26a Cadzow Avenue, Bo'ness	Additional garden ground
Mr D Mushet	2 Kirkland Drive, Stoneywood	Additional garden ground

2.2 Details of the sites are shown on the plans attached within the appendices.

2.3 The following parties have been consulted in connection with the acquisition requests:

- Surrounding neighbours
- Local Neighbourhood Co-ordinators
- Local Members
- Development Services (Planning and Roads & Design)
- Corporate & Neighbourhood Services ( Estates Management)

2.4 Outlined below are the outcomes of the consultation process, together with a recommended course of action informed by the consultation.

<b><i>Address</i></b>	<b><i>Consultation</i></b>
Woodend Farm, Hallglen	No objections from the consultation undertaken.  <b>Recommend: Accept application</b>
Camas, Redding Road, Brightons	Objections were received from 2 neighbours. These objections related to concerns over the potential future use of the land and also safety issues relating to visibility splay. The Neighbourhood Office has also objected as the piece of ground is currently well maintained and enjoyed by residents.  <b>Recommend: Reject application</b>
32 School Road, Redding	No objections from the consultation undertaken.  <b>Recommend: Accept application</b>
34 Dochart Crescent, Polmont	The land in question is allocated as a housing opportunity for sheltered housing/special needs development within the Falkirk Council Local Plan. Head of Service for Community Care advised that Social Work Services are still interested in retaining this site for possible future development.

	<b>Recommend: Reject application</b>
149 Burnhead Road, Larbert	An objection was received from a neighbour over concerns regarding the potential future use of the land. The Neighbourhood Office also objects to the loss of open space and also the loss of privacy for residents as a wall will need to be removed.  <b>Recommend : Reject application</b>
Burnbrae Cottage, Main Street, Polmont	The land in question is allocated as a housing opportunity for sheltered housing/special needs development within the Falkirk Council Local Plan. Head of Service for Community Care advised that Social Work Services are still interested in retaining this site for possible future development  <b>Recommend : Reject application</b>
7 Benjamin Drive, Bo'ness	No objections from the consultation undertaken.  <b>Recommend : Accept application</b>
26a Cadzow Avenue, Bo'ness	One objection received from a neighbour who had previously applied to buy the land and had the application rejected. From a fairness perspective, it is considered appropriate to treat this application in a similar manner.  <b>Recommend: Reject application</b>
2 Kirkland Drive, Stoneywood	No objections from the consultation undertaken.  <b>Recommend: Accept application</b>

2.5 Following appropriate consultation and appraisal, the sites detailed below and shown in the relevant appendices are considered to be surplus to operational requirements of Corporate and Neighbourhood Services. As such disposal of the sites at the addresses below has the potential to generate a small capital receipt for the Housing Revenue Account and reduce the Council's on-going maintenance liability in respect of the sites.

- Woodend Farm, Hallglen
- 32 School Road, Redding
- 7 Benjamin Drive, Bo'ness
- 2 Kirkland Drive, Stoneywood

### 3. GENERAL SERVICES SITES

3.1 The Council has been approached by Mr A. Conway, the owner of 2 Stevenson Avenue, Polmont to incorporate an area of land adjacent to his house into the garden of his

recently built detached house. The land in question is held on Corporate and Neighbourhood Services Account, not Housing Revenue Account and is outwith the area leased to the Community Trust for the library

- 3.2 No objections have been received for this proposal and it is recommended Members agree to declare the land, as shown on the attached plan, surplus to operational requirements.

#### **4. RECOMMENDATIONS**

**It is recommended that Members:**

- 4.1 **Agree the recommendations for the sites outlined in section 2.4 in relation to land held on the Housing Revenue Account (HRA); and where the recommendation is to approve the application and subject to obtaining the necessary consents to dispose of assets held on the Housing Revenue Account from Scottish Ministers, authorises the Director of Development Services to organise the disposal of the sites.**
- 4.2 **Agree the recommendation to declare the land at 2 Stevenson Avenue, Polmont held on Corporate & Neighbourhood Services account surplus to requirements and authorises the Director of Development Services to organise the disposal of the site.**

#### **DIRECTOR OF CORPORATE & NEIGHBOURHOOD SERVICES**

Date: 25<sup>th</sup> April 2013

Ref: AAE0213

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#### **Appendices**

Site maps