

# **ECONOMIC AND COMMUNITY REGENERATION CABINET BOARD**

## **REPORT OF THE DIRECTOR OF ENVIRONMENT AND THE HEAD OF LEGAL SERVICES**

**19<sup>th</sup> March 2015**

### **SECTION A – MATTER FOR DECISION**

#### **WARD AFFECTED: BAGLAN**

#### **SALE OF THE OLD STABLE BLOCK, FORMERLY LOCATED AT BAGLAN PARK, BAGLAN**

##### **Purpose of Report**

To inform Members of objections that have been received in relation to the Council's Public Open Space notice about the Authority's intention to dispose of the Old Stable Block, formerly located at Baglan Park, Baglan and to request members to consider any appropriate objections that relate to the loss of open space as part of the disposal.

##### **Background**

At its meeting on 14<sup>th</sup> January 2015, the Board resolved to sell the old stable block, formerly located at Baglan Park to Coastal Housing Limited.

Whilst the site can historically be considered to be located within the grounds of what is commonly known as Baglan Park, access to the buildings and surrounding land has not been possible for a number of years. Furthermore, when the site was operational, it was predominantly used as either a Local Authority stores or privately let with access to the public restricted.

Although, the land does not provide open access to the public, its historic location within the Park's boundary meant that that it was considered appropriate to place two notices within a local newspaper as required under Section 123(2A) of the Local Government Act 1972. After a suitable notice period, the Council must consider any appropriate objections that relate to the loss of open space as part of the proposed disposal.

Notice of the proposed sale of the former stable block was placed in the Western Mail on Monday 2<sup>nd</sup> March and Monday 9<sup>th</sup> March. The Notice stated that the closing date for objections was Friday 13<sup>th</sup> March. Eight objections have been received prior to the 11<sup>th</sup> March and copies of each of these objections are appended to this report.

An Addendum Report will also be placed before the Board, which will contain any further objections received after the 11<sup>th</sup> March and will also set out the response of the Director of Environment to all the objections.

It is considered that a number of the responses that have been received do not relate to the loss of public open space. These responses refer to infrastructure, drainage, housing etc. and would be considered as part of the public consultation process of a Planning application.

The disposal of this site should be considered separately to the operational land located within Baglan Park that will continue in its' existing use. The reasons for this proposed sale are particular to this site which has not been considered to be operationally part of Baglan Park since 1999. The buildings at the site are derelict and have been subject to arson and anti-social behaviour and their disposal will enable an area of land to be brought back into a positive use whilst providing the Authority with a capital receipt.

### **Appendices**

Copies of the eight objections received prior to the 11<sup>th</sup> March are appended.

### **Recommendations**

Members are requested to consider any appropriate objections that relate to the loss of open space as part of the disposal of the former stable block, formerly located at Baglan Park.

### **Reasons for Proposed Decision**

To comply with the Council's obligation under Section 123(2A) of the Local Government Act 1972 and to give full consideration to all the objections received to the proposal.

### **List of Background Papers**

The e-mails and letters received from objectors

**Officer Contact**

For further information on this report please contact Dean Nicholas - Property and Regeneration on extension 6665 email: [d.nicholas@npt.gov.uk](mailto:d.nicholas@npt.gov.uk); or Aled Roderick - Legal Services on extension 3746 email: [a.roderick@npt.gov.uk](mailto:a.roderick@npt.gov.uk) )

## COMPLIANCE STATEMENT

### SALE OF THE OLD STABLE BLOCK, FORMERLY LOCATED AT BAGLAN PARK, BAGLAN

#### (a) Implementation of Decision

The decision is proposed for implementation after the 3 day call-in period

#### (b) Sustainability Appraisal

##### Community Plan Impacts

Economic Prosperity	..	positive
Education & Lifelong Learning	..	no impact
Better Health & Wellbeing	..	positive
Environment & Transport	..	positive
Crime & Disorder	..	positive

##### Other Impacts

Welsh Language	..	no impact
Sustainable Development	..	positive
Equalities	..	no impact
Social Inclusion	..	positive

#### (c) Consultation

This item has been subject to external consultation