

Meeting of:	Welsh Church Act Estate Committee
Date of Meeting:	Monday, 17 June 2019
Relevant Scrutiny Committee:	No Relevant Scrutiny Committee
Report Title:	Land at Glebe Fields, Sully
Purpose of Report:	<ol style="list-style-type: none"> 1. To advise Committee of the report received from Jones Lang Lasalle on future use options for the site; 2. To advise Committee of the interest in the land; 3. To receive instructions as to the way forward for this site from Committee
Report Owner:	Rob Thomas, Director of Resources
Responsible Officer:	Carys Lord, Head of Finance
Elected Member and Officer Consultation:	<p style="text-align: center;">Committee Reports - Legal OM Accountancy Head of Finance</p> <p>No ward member consultation - Since Members of this Committee are acting as Committee Members independent of other Council's resolutions, no wider consultation has taken place</p>
Policy Framework:	The Trustees are working independently of other Council decisions and in accordance with the requirements of Charity Law.

Executive Summary:

- This refers to the advice received from the trusts appointed agents.
- Planning advice has been received and this has informed instructions to the agent who has now produced a report for the Trusts consideration the details of which are reported under part II of the agenda
- There have been expressions of interest in the site from various parties which are set out in the report to follow under Part II of the agenda.

Recommendations

1. That Committee considers the possible alternative uses for the site outlined in the report under part II of the agenda, following advice received from Messrs Jones Lang Lasalle (Marketing agents) and the expressions of interest in the land ;
2. That Committee confirms how it wishes to proceed after consideration of the reports contents under Part II of the agenda.

Reasons for Recommendations

1. To advise Committee of the possible options for the land.
2. To provide officers with instructions on how Committee wish to proceed with the land.

3. Background

- 3.1 At the Welsh Church Act Estate Committee meeting on 16th July 2018, Committee were provided with an update in respect of securing possession of the land at Glebe Fields from Sully Centurions Cricket Club through the Courts and since that time, the land had been secured, with fences and locked gating having been erected. The land is shown for identification purposes on the plan attached at Appendix A
- 3.2 Committee were advised that the Council's parks department were instructed to cut the grass during the grass cutting season and to cut back any overgrown areas to the boundaries in order to keep the land in good order.

4. Key Issues for Consideration

- 4.1 Since possession of the land was secured, officers have received expressions of interest from third parties for a range of sporting activities and other proposed uses such as a local football club, croquet club and grazing land requests. In addition Committee had previously granted permission to Councillor Bob Penrose to address Committee on behalf of a member of the local community who had proposed a range of uses for the site including a Health Care Centre, New Public Library, car park, private nursing home and supported living bungalow accommodation.
- 4.2 In addition, since the last committee, a very recent expression of interest has been received from a third party, details of which will be referred to under part II of the agenda.

- 4.3** In order that Committee were fully briefed in connection with the options relating to the future use of the land, Committee had agreed in its July 2018 meeting that the Council's Planning section be asked to produce a brief statement outlining the Policy Context for the land and set out a range of uses that the land could potentially be put to.
- 4.4** In addition it was agreed that following receipt of the planning statement, marketing agents be instructed to provide a report outlining what potential demand there might be for the range of uses outlined in the planning statement and potential other uses.
- 4.5** The planning statement has been received and informed instructions to the appointed Marketing agents, Jones Lang Lasalle (JLL).
- 4.6** JLL were appointed to provide the Trust with advice in relation to the potential future use of the land and also advise on the likely demand if it were to be made available to the market as a development site. The advice is summarised in the report to follow under part II.
- 4.7** Committee are reminded that the sole concern of the Committee is to act in the best interest of the Trust in deciding the future use of land and property within the Trust's portfolio.

5. How do proposals evidence the Five Ways of Working and contribute to our Well-being Objectives?

- 5.1** The Trusts actions need to comply with Charity Law and its decisions are independent of the Councils obligations under the Well-Being of Future Generations Act.

6. Resources and Legal Considerations

Financial

- 6.1** There will be legal and agents cost implications for the Trust should Committee decide to market the site. These costs would be payable from in year costs or from the reserve pending capital receipts. A capital receipt would be received upon disposal and the level of receipt would depend on the uses that the site was marketed for together with any S106 deductions and other planning requirements. There have been no topographical surveys or ground investigations undertaken pertaining to this site and as such the value of the site for alternative uses will be subject to any significant 'abnormal' costs which if present could affect the developable area, increase development costs and therefore the realisation of value.

Employment

6.2 None as a direct result of this report.

Legal (Including Equalities)

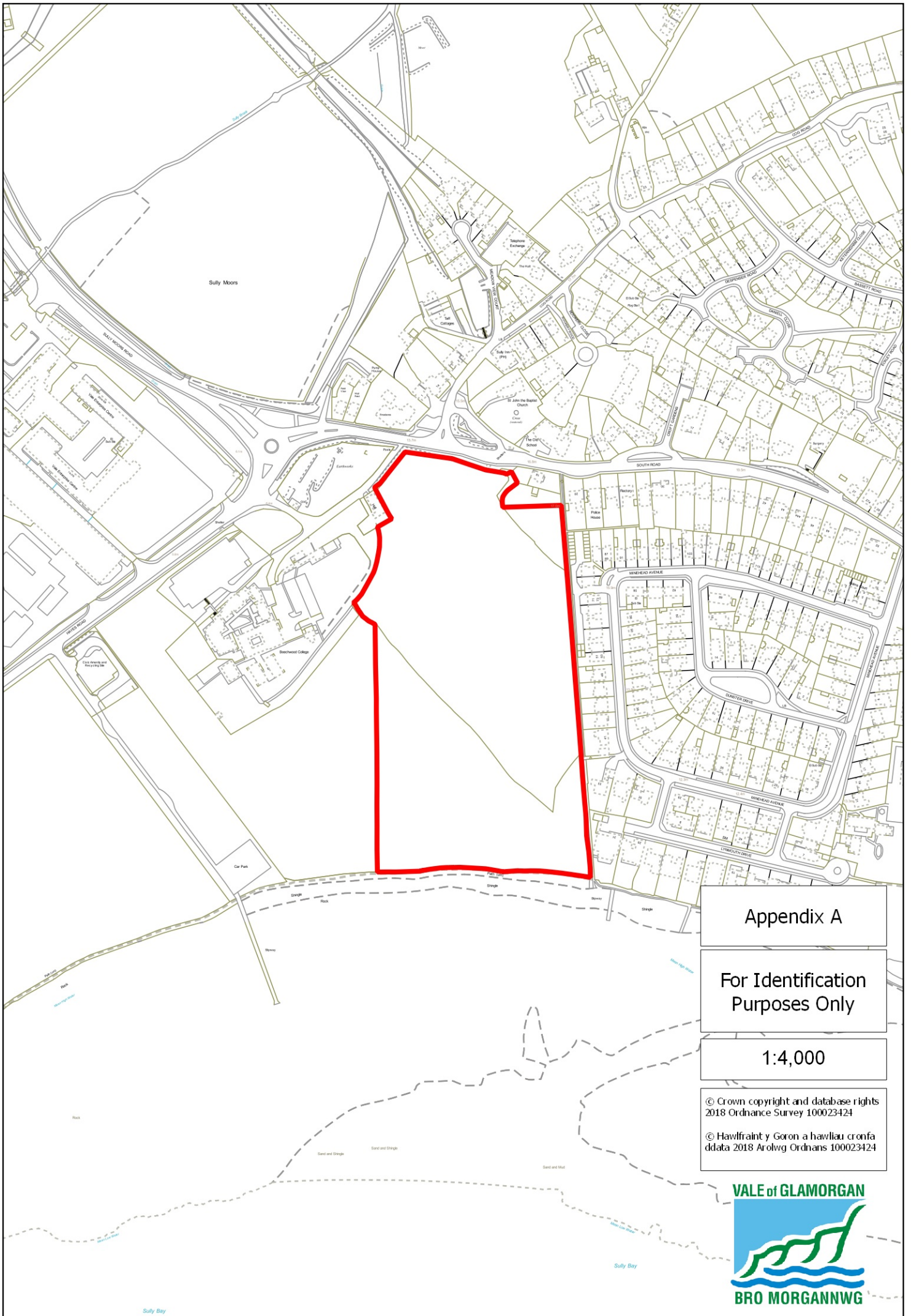
6.3 As outlined in the report to follow under Part II of the agenda.

6.4 Marketing the site for specific uses would be the best way to show that best consideration had been achieved.

6.5 The Trust has a duty to manage lands and property held by them in accordance with the Scheme of Trust and with Charity Law.

7. Background Papers

None.



Sully Moor

Appendix A

For Identification
Purposes Only

1:4,000

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