

Meeting of:	<b>Welsh Church Act Estate Committee</b>
Date of Meeting:	<b>Monday, 23 September 2019</b>
Relevant Scrutiny Committee:	No Relevant Scrutiny Committee
Report Title:	Land at Glebe Fields, Sully
Purpose of Report:	To update Committee on the work undertaken since the last Committee meeting on the 17 <sup>th</sup> June 2019; To allow presentations to be made to Committee by interested parties To seek instructions on the way forward for the site.
Report Owner:	Rob Thomas, Director of Resources
Responsible Officer:	Carys Lord, Head of Finance
Elected Member and Officer Consultation:	Committee Reports – Legal (James Docherty) OM Accountancy Head of Finance Planning officer  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.
Policy Framework:	The Trustees are working independently of other Councils decisions and in accordance with the requirements of Charity Law.
<p>Executive Summary:</p> <ul style="list-style-type: none"> <li>• An update is provided as to the progress made since the last Committee meeting in June 2019.</li> <li>• Presentations from interested parties will be heard under Part I and then additional planning, legal and Estates advice will be heard under the report to follow under Part II.</li> </ul>	

## **Recommendations**

1. That Committee considers the presentations made by the interested parties in the land made under the Part I of the agenda and planning, legal and estates advice under part II of the agenda.
2. That Committee confirms how it wishes to proceed after consideration of the report and advice under Part II of the agenda.
3. That delegated authority is granted to the Head of Finance/Section 151 Officer in consultation with the Chairman of this Committee to take forward the resolutions of Committee.

## **Reasons for Recommendations**

1. To allow Committee to consider the expressions of interest from various parties in the land and for Committee to receive specific advice from officers relating to planning, legal and estates matters.
2. To provide officers with instructions on how Committee wishes to proceed with the land.
3. In order that officers may proceed with Committees instructions at the earliest opportunity.

## **1. Background**

- 1.1 At the Welsh Church Act Estate Committee meeting held on the 17<sup>th</sup> June 2019, Committee were provided with a brief update and summary of the marketing advice which had been received from Messrs Jones Lang Lasalle, together with preliminary planning advice.
- 1.2 Committee were also advised that expressions of interest had been received from third parties who were interested in pursuing various proposed uses.
- 1.3 Following consideration of the marketing and initial planning advice, Committee advised that they required additional detailed advice in relation to Master Planning of the site and potential land use options. As a result, since the June Committee meeting, officers have been engaged with the Local Authority Planning Officers and have sought a detailed planning policy appraisal which will be presented by the planning officer under Part II of this agenda.

## **2. Key Issues for Consideration**

- 2.1 Specific Estates, Legal and Planning considerations will need to be taken into account by Committee and these are dealt with in detail under Part II of the agenda.

- 2.2 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 the land and property within the Trust's portfolio.

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

- 3.1 The Trusts actions need to comply with Charity law and its decisions are independent of the Council's obligations under the Well-Being of Future Generations Act.

## **4. Resources and Legal Considerations**

### **Financial**

- 4.1 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 areas, increase development costs and the realisation of value ultimately.

### **Employment**

- 4.2 There are no direct employment implications arising from this report.

### **Legal (Including Equalities)**

- 4.3 As outlined in the report to follow under Part II of the agenda.
- 4.4 The Trust has a duty to manage lands and property held by them in accordance with the Scheme of Trust and with Charity Law.

## **5. Background Papers**

None.