

OFFICER DECISION RECORD

This form records an officer decision and is published in accordance with the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012 and the Openness of Local Government Bodies Regulations 2014.

| | |
|---|---|
| Officer name and title: | Ashley Curzon, Assistant Director of Regeneration |
| Directorate/Service: | Regeneration |
| Subject of decision: | Sale fo Standen Heath Farmhouse & woodland |
| Type of decision (tick as appropriate): | <ol style="list-style-type: none"> 1. Key Decision 2. Material Decision 3. Significant Decision |
| Divisions affected: | Property. Planning. Waste. |
| Subject to call-in (yes/no): | No |
| Source of delegated power (specific authorisation or scheme of delegation): | Officer Delegated Decision |
| Decision taken (specify details, including any grant of permission/licence; whether affecting the rights of an individual; or awarding a contract/incurring expenditure materially affecting the council's financial position): | <p>To sell the freehold interest in the former Standen Heath Farmhouse and adjacent land as per the attached sales particulars.</p> <p>The land has been vacant, and the building derelict, for many years pending a possible extension of Lynbottom Tip. In December 2018 the, then, Principal Manager Waste & Recycling confirmed that the land was no longer required for service delivery purposes.</p> <p>Various options were considered but, due to the derelict nature of the building a decision was taken to obtain planning consent for a replacement single dwelling (Planning would accept no more than a single dwelling) and to market the site.</p> <p>Planning consent was granted in November 2021 and the decision was taken to sell as is, rather than to demolish the building first. The adjacent woodland to the rear of the farmhouse was included within the sale as this was not being managed by IWC despite there being Forestry England grant conditions requiring this, and that land was also no longer required by Waste Management.</p> <p>Marketing commenced in August 2022, of the farmhouse and the woodland, potentially as separate parcels of land. All bidders for the woodland were required to confirm how the woodland would be managed, as part of any bid. Also an overage clause was included to cover</p> |

| | |
|--|---|
| | <p>the event that a purchase was able to obtain planning for more than a single dwelling. The marketing resulted in four offers being received, with the best being £411,500 for the farmhouse and woodland.</p> <p>The selected purchasers, Mr & Mrs Pragnell, had sold their mainland cattery business (which included their private residence) subject to contract and were working to a strict deadline with completion of the Standen Heath purchase required on or before 30 November 2022.</p> |
| Reasons for the decision (including reference to relevant council policy): | To dispose of a surplus asset, to generate a capital receipt, and to remove a liability (health & safety, maintenance & repair) |
| Alternative options considered and rejected: | <p>IWC to retain the land and develop – rejected because Planning would accept a single dwelling only.</p> <p>IWC to retain the woodland and manage this separately. This was considered by relevant colleagues but, as the woodland is to be managed by the purchasers, it was decided not to retain this land.</p> |
| Persons/organisations consulted and their comments: | Over time, Waste Management regarding the disposal, and Planning regarding options for the site |
| Any conflicts of interests declared by any member consulted and any dispensations granted in respect of any declared conflict: | None |
| Background reports/information considered and attached (legal, personnel, financial implications, etc): | <p>Sales particulars.</p> <p>Heads of Terms.</p> <p>Transfer agreement.</p> <p>Title plans</p> |
| Consideration of the Public Sector Equality Duty and relevant Equality, Environmental and/or Community Impact Assessments: | There are no particular issues relating |
| Risk analysis: | The principal risk is in not addressing the significant health & safety issues relating to the derelict building |
| Any information exempt from publication: | None known |
| Date: | 23/11/22 |