

EAST AYRSHIRE COUNCIL

DEVELOPMENT SERVICES COMMITTEE – 14 DECEMBER 2004

SURPLUS PROPERTY - GROUND AT FORD STREET, CATRINE

Report by Executive Director of Development and Property Services

1. PURPOSE OF REPORT

- 1.1 To seek authority from Committee to declare approximately 67 square metres of ground at Ford Street, Catrine, surplus to requirements for disposal to SRC Developments Limited Liability Partnership and to acquire 63 square metres of ground at Ford Street, Catrine from SRC Developments Limited Liability Partnership.

2. BACKGROUND

- 2.1 The Council hold title to an area of ground extending to 109 square metres, or thereby, shown hatched and cross-hatched on the attached plan including the area to be disposed of situated to the northern part of the Council's site.
- 2.2 The ground is used as an informal car park, however, the Roads Department have confirmed that the area is not retained on a list of public car parks and is not maintained by them.

3. PRESENT POSITION

- 3.1 The Council has received an enquiry from an adjoining owner, SRC Developments Limited Liability Partnership, to acquire the area of ground shown hatched on the attached plan to provide access to their site located off Ford Street, St Germain Street and Bridge Lane, Catrine to meet the requirements of the Roads and Transportation Section for vehicular access.
- 3.2 Whilst the ground is not a formal public car park it provides off street parking close to the town centre in an area where there are concerns regarding on street parking. Given the above, there is a desire to retain off street car parking within the area.
- 3.3 In order to retain the same level of off street car parking the developer has indicated that an area of ground in their ownership located to the south of the Council's site could be made available for relocating the car park. The area of ground is shown marked 'A' on the attached plan and extends to 63 square metres or thereby.
- 3.4 In view of the above, it is proposed that the Council enter into an excambion of ground which would facilitate the requirement of the adjoining owner to gain access to their development site and the Council retaining the same level of off street car parking as at present.

- 3.5 The proposed excambion of ground which would see the Council's car park being relocated from the site shown hatched and cross-hatched on the attached plan to the site shown cross-hatched and marked "A" on the attached plan. Not only would the Council retain the car parking provision but this would be upgraded to a more acceptable standard at the sole expense of the developer.
- 3.6 The Head of Roads and Transportation has confirmed that once upgraded to a satisfactory standard the car-park area would be adopted as public with the Roads and Transportation Division accepting responsibility for its future maintenance.
- 3.7 The Local Member has been consulted and is supportive of the proposal.

4. FINANCIAL IMPLICATIONS

- 4.1 Both sites are of equal value as they are of approximately equivalent size and in the same location and, accordingly, no receipt will be paid or received. The Council will, however, gain the benefit of an improved car park which will be suitable for adoption. There are no further financial implications in relation to the proposed excambion.

5. LEGAL/POLICY IMPLICATIONS

- 5.1 It is normal Council Policy to advertise surplus properties for sale on the open market unless there are special reasons for dealing with a nominated party which is the position in this case as outlined under Section 3 above.

6. RECOMMENDATION

- 6.1 It is recommended that Committee:-
- (i) Declare surplus the area of ground shown hatched on the attached plan, extending to 67 square metres or thereby, and for disposal to SRC Developments Limited Liability Partnership and authorise the acquisition by means of an Excambion from SRC Developments Limited Liability Partnership the area of ground marked "A" on the attached plans extending to 63 square meters or thereby; and
 - (ii) Remit the matter to the Executive Director of Development and Property Services to negotiate the terms and conditions of the proposed Excambion in accordance with Council procedures.

James Lavery
Executive Director of Development and Property Services
6 December 2004

LIST OF BACKGROUND PAPERS

Nil

For further information please contact Iain S Edenborough on 01563 – 576189

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