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## **CABINET REPORT**

Date Written	13/02/2017
Report Author	Lisa Emerson
Service Area	Corporate Property
Committee Division	Neighbourhood Services
Exempt/Non Exempt	Non Exempt
Committee Date	28 <sup>th</sup> June 2017

*To: Chair, Ladies and Gentlemen*

## **Appropriation for Planning Purposes**

### **1.0 SUMMARY OF THE REPORT**

- 1.1 Appropriation of property owned by the Council for planning purposes is necessary in circumstances where the property is likely to facilitate the carrying out of development, re-development or improvement, where it is likely to contribute to the economic, social or environmental well-being of the area or where it is required in the interests of the proper planning of the area.
- 1.2 The attached schedule of properties (Appendix A) offer potential for development which support these principles and therefore Members are asked to formally approve appropriation for planning purposes. The responsibility for these assets will be held by Corporate Property.

### **2.0 RECOMMENDATION(S) that**

- 2.1 The appropriation for planning purposes, all the assets detailed on the attached schedule be approved.

### **3.0 INTRODUCTION AND BACKGROUND**

- 3.1 Corporate Property are in the process of undertaking a comprehensive property review exercise to identify potentially surplus property. This process allows the Council to reduce maintenance and management costs whilst increasing income from leased out property and raise capital receipts from disposals. Under Section 123 of the Local Government Act 1972 the Council is under an obligation to obtain best

value and as such there's a reliance on professional advice to maximise values. In order to do this, there are often significant issues to resolve prior to disposal, including technical, title, legal and planning matters.

- 3.2 Local Authorities have the power under Section 246 of the Town and Country Planning Act to appropriate property for planning purposes, where doing so contributes to economic, social and environmental well-being or where it supports the proper planning of the area.
- 3.3 As part of the ongoing property review process a number of assets have been identified as potential development sites and as such would benefit from being appropriated for planning purposes. Please refer to the attached schedule.
- 3.4 Following appropriation for planning purposes the responsibility for management of these assets will fall to Corporate Property.

#### **4.0 FINANCIAL IMPLICATION(S)**

- 4.1 There are no direct financial costs of Appropriation for Planning Purposes, although adopting this principle is likely to safeguard the asset/capital values for the future.

#### **5.0 EQUALITY IMPACT ASSESSMENT**

- 5.1 An Equality Impact Assessment (EqIA) form has been prepared for the purpose of this report. It has been found that a full assessment is not required at this time. The form can be accessed on the Council's website/intranet via the 'Equality Impact Assessment' link.

**CHERYLLEE EVANS**  
**CHIEF OFFICER NEIGHBOURHOOD SERVICES**

**COUNCILLOR HOWARD BARRETT**  
**CABINET MEMBER FOR NEIGHBOURHOOD SERVICES AND PUBLIC PROTECTION**

<b>BACKGROUND PAPERS</b>		
<b>Title of Document(s)</b>	<b>Document(s) Date</b>	<b>Document Location</b>
<b>Does the report contain any issue that may impact the Council's Constitution?</b>		

***Consultation has been undertaken with the Corporate Management Team in respect of each proposal(s) and recommendation(s) set out in this report.***