

7TH JUNE 2016

Executive Board Member:	Portfolio:
Cllr. David M Jenkins	Chief Executives

Sale of land adjoining Whitland Industrial Estate

RECOMMENDATIONS / KEY DECISIONS REQUIRED:

The sale of land adjoining Whitland Industrial Estate on terms to be agreed.

REASONS:

The land has not been offered on the open market by the Council for the reasons outlined in the Executive Summary. To agree an “off market sale” in principle, subject to the terms being ratified by the District Valuer.

Directorate		
Name of Head of Service: Wendy Walters	Designation Assistant Chief Executive	Tel No. 01267 246260
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Declaration of Personal Interest (if any):

None

Dispensation Granted to Make Decision (if any):

N/A

DECISION MADE:

Signed:

DATE: _____

EXECUTIVE BOARD MEMBER

The following section will be completed by the Democratic Services Officer in attendance at the meeting

Recommendation of Officer adopted	YES / NO
Recommendation of the Officer was adopted subject to the amendment(s) and reason(s) specified:	
Reason(s) why the Officer's recommendation was not adopted:	



EXECUTIVE SUMMARY

EXECUTIVE BOARD MEMBER DECISIONS MEETING

Sale of Land alongside Whitland Industrial Estate

Whitland Engineering Limited wish to acquire land adjacent to their site in order to expand their existing facility and create new jobs in the process.

The main trading activity of the company is delivering specialist engineering and project management services throughout the UK with in house design, fabrication and turnkey ability.

The land concerned is shown edged red on the attached plan and is outside development limits in the adopted Local Development Plan. It forms part of the Education portfolio being adjacent to Ysgol Dyffryn Taf and has been considered a potential access point for either the extension of the secondary school or an access to a possible replacement site for Ysgol Llys Hywel the primary school in Whitland. There are no immediate plans to move forward either of these proposals that should affect the sale and development of this site.

There are however proposals under consideration to develop bus bays at the rear of the site in order to alleviate congestion and safety issues at their present location on North Street. The bus bays proposal has been declined funding through the Safe Routes grant and the scheme funding is uncertain, therefore the proceeds from this sale could be retained as a contribution to the scheme.

Working with the Council's Design Section a layout has been agreed that would allow both developments to proceed whilst still retaining flexibility to create a new access to land alongside the Secondary School playing fields should it be required in the future.

Whitland Engineering have agreed to this proposal and approval is now required for an "off market" sale on a Subject to Planning basis.

The Planning Department has indicated a favorable response in principle to the inclusion of this site within development limits subject to the detail of the application being acceptable.

OTHER OPTIONS AVAILABLE AND THEIR PROS AND CONS

There is a lack of suitable available employment land for immediate development in Whitland for this or indeed any company and the sale of this site is essential to keep them in the area and consolidate the significant investment already made. This is therefore their only realistic option without incurring the significant cost of relocation. The company's staff are mostly local and a relocation would have a detrimental effect on the company. The nearest suitable available site in Carmarthenshire is Crosshands East Strategic Development Site.

DETAILED REPORT ATTACHED ?

NO



AILGYLCHWCH OS GWELWCH YN DDA - PLEASE RECYCLE

IMPLICATIONS

I confirm that other than those implications which have been agreed with the appropriate Directors / Heads of Service and are referred to in detail below, there are no other implications associated with this report :

Signed: **Wendy Walters**

Assistant Chief Executive

Policy and Crime & Disorder	Legal	Finance	ICT	Risk Management Issues	Organisational Development	Physical Assets
NONE	YES	YES	NONE	NONE	NONE	YES /

Legal

The transfer of legal interest in land to Whitland Engineering Ltd.

Finance

The sale would result in a capital receipt to the Authority.

Physical Assets

The transfer of the legal ownership in land.



CONSULTATIONS

I confirm that the appropriate consultations have taken in place and the outcomes are as detailed below

Signed: Wendy Walters

Assistant Chief Executive

1. Scrutiny Committee

Not applicable

2. Local Member(s)

Cllr Sue Allen has been supportive and encouraged the sale to the company.

3. Community / Town Council

NA

4. Relevant Partners

NA

5. Staff Side Representatives and other Organisations

Not applicable

Section 100D Local Government Act, 1972 – Access to Information

List of Background Papers used in the preparation of this report:

THESE ARE DETAILED BELOW OR THERE ARE NONE (Delete as applicable)

Title of Document	File Ref No.	Locations that the papers are available for public inspection

