

## **Notification of an Urgent Executive Decision - Acquisition of the Former Millers Garage Site, Crewkerne**

*Executive Portfolio Holder:* Councillor Tim Carroll, Finance and Spatial Planning  
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### **Purpose of the Report**

The purpose of this report is to advise the Committee of the urgent decision taken under Section 3 – 47 (4) of the Council's Constitution – whereby an Urgent Decision is one that is considered by the Chief Executive to be necessary to protect the interests of, or advancing the business of, the council. All such actions in all cases are reported to the next appropriate meeting of the District Executive. This decision was made by the Chief Executive and the Leader and Deputy Leader of the Council in relation to the purchase of 22A East Street, Crewkerne, known as the former Millers Garage site ("the Site").

### **Public Interest**

SSDC has a car parking strategy which has identified a number of car parking provision shortfalls in the District. One of those identified is the shortfall in long stay car parking within Crewkerne. There is little land available in the town centre of Crewkerne but the Site is to be put on the market for sale by auction, and it is believed to be a site with potential to alleviate this shortfall.

### **Recommendation**

That Members note that the Chief Executive in conjunction with the Leader and Deputy Leader of the Council approved:

1. Officers to attend the Symonds and Sampson auction on 28 November 2014 in Sherborne to bid on the Millers Garage Site, Crewkerne
2. Officers to bid up to a maximum value of £275,000, this being the maximum value as set out in the District Valuer's report on the Site and taking into account that planning permission has not yet been sought for such use and detailed access arrangements have not yet been agreed.

### **Background**

The Council's car parking strategy has identified car parking shortfalls in several key locations within the District. One which has been identified is Crewkerne and that they have a long stay car parking shortfall.

The Council has been in discussion with several landowners over the years but no suitable site has been identified to date. This Site was being sold at auction on 28 November 2014 and it would enable SSDC, with the consent and agreement of CTC and SCC and subject to planning permission being sought, to deliver a new long stay car park with access through to the town centre.

Capital monies of £675,000 have been allocated to address the shortfalls identified within the strategy. The District Valuer has conducted a valuation of the Site and confirmed that its value to SSDC, as a car park, is between £225,000 (this being the guide price supplied on the sales particulars) and £275,000. This meant that the maximum commitment from the capital monies for this land purchase alone would be **£275,000** plus legal costs and associated disbursements. In the event officers secured the property for £225,000. However, there would be further costs in addition to acquiring the Site including design/planning costs, the cost of clearing the site, constructing the car park and securing the appropriate access rights.

It is estimated that these works would costs in the region of **£145,000**. These additional costs would also be funded from the capital monies.

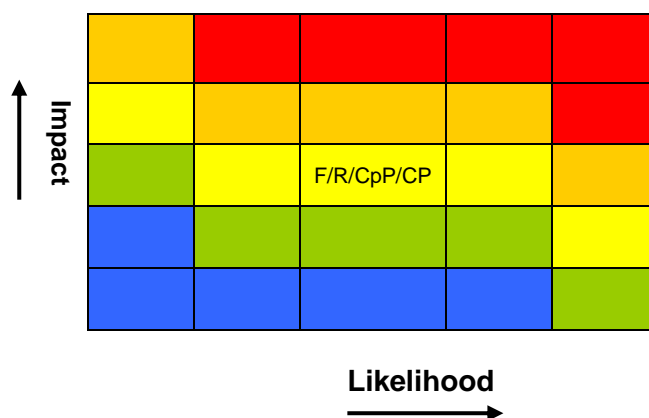
### Reasons for an emergency decision

The Site has been identified as a potential location for a future long stay car park. It came onto the market quite suddenly and there was insufficient time to carry out the necessary work and present a report to the District Executive Committee for authority to acquire the site. Although some issues remain to be resolved it was considered important that the Council attempt to secure the site to retain the opportunity for it to meet Crewkerne's parking requirements.

### Financial Implications

These are as set out in the main body of the report above. Clearly at the time of the decision it was not possible to guarantee the car park could be delivered but without securing the site itself, an area earmark for such use would have been lost to the council.

### Risk Matrix



#### Key

Categories	Colours (for further detail please refer to Risk management strategy)
R = Reputation	Red = High impact and high probability
CpP = Corporate Plan Priorities	Orange = Major impact and major probability
CP = Community Priorities	Yellow = Moderate impact and moderate probability
CY = Capacity	Green = Minor impact and minor probability
F = Financial	Blue = Insignificant impact and insignificant probability

## **Corporate Priority Implications**

Delivering Well-Managed Cost Effective Services.

- Provide even better value for money from our services

## **Carbon Emissions and Climate Change Implications**

None relating to this report.

## **Equality and Diversity Implications**

None relating to this report.

## **Background Papers**

District Valuers report

Solicitors Pack, land registry documents on ownership of neighbouring land

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