

Access from Memorial Hall car park to land at the rear of the Dolphin Hotel, Wincanton

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Purpose of the Report

The purpose of this report is to seek the Committee's approval to refuse an access to land at the rear of the Dolphin Hotel, Wincanton.

Forward Plan

This report appeared on the District Executive Forward Plan with an anticipated Committee date of 5 March 2015.

Public Interest

This report outlines the reasons for refusing access across the Memorial Hall car park.

Recommendations

That District Executive refuse entry to land at the rear of the Dolphin Hotel, Wincanton by way of an access easement.

Background

In 1997 the Council received a request from Hopkins Developments for access to its land at the rear of the Dolphin Hotel, Wincanton. Unfortunately, these negotiations were unsuccessful and a gap was created in the listed wall of the property. Since then there have been ongoing discussions and requests and in 2008 the Council erected a steel structure across the gap to prevent any continued acts of trespass by unauthorised access to the site from its car park.

In May 2014 the steel structure on SSDC land to prevent unauthorised access was removed without permission. Vehicles then used this opening to service development works to the rear of the Dolphin Hotel. SSDC proceeded to reinstate this fence and this resulted in a pragmatic view to allow a temporary licence pending an application being made to allow a more permanent access. This licence was extended as the works were not completed in the original timescale. This temporary licence runs out once the decision is made regarding this easement request.

Report

The District Valuer has assessed the consideration value as £105,000 for the access rights linked to the use of the Dolphin Hotel and a residential development of up to 10 residential units. A further £10,500 is payable for any additional unit over the 10, should planning permission be obtained for a larger development.

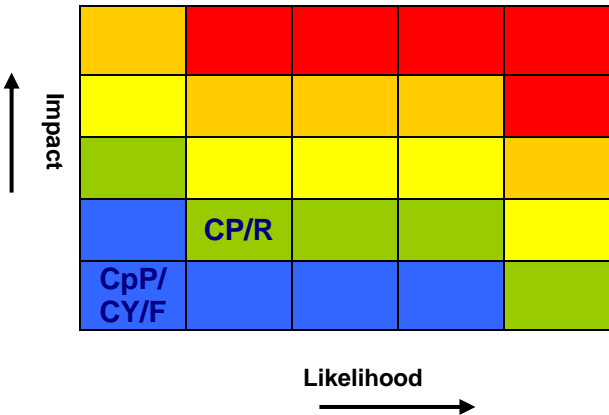
As part of the consultation for this report Wincanton Town Council responded to “strongly object to any permanent or temporary vehicular access from the Memorial Hall to any property in that area.” The Council outlined the safety issues and also felt that this would render the land worthless and also set a precedent for others.

The Deputy Leader of SSDC attended Wincanton Town Council on the 15th December 2014 and the Chief Executive and Leader of the Council attended a further meeting on the 2nd February 2015. At those meetings Members of the Town Council and the public outlined their concerns regarding the loss of future opportunities to develop the site. Regeneration of our town centres is an important strategic aim of both SSDC and town councils, and Wincanton is one such settlement. It is therefore recommended that further consideration is given to possible future economic redevelopment of this site with Wincanton Town Council before any decisions regarding an easement are made. Until that work is complete, it is further recommended that the unauthorised gap in the wall be closed up and enforced until future plans are developed and agreed.

Financial Implications

The Council would forgo a consideration of £105,000 for the rights granted, with approximately £5,000 spent on the creation of the new access route and compensation. However, this reflects the possible loss in future land value by agreeing the decision and therefore the value of the land remains intact rather than reduced by refusal.

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

This proposal poses no change to the existing car park use and therefore there are no implications under this legislation.

Equality and Diversity Implications

This proposal does not impact on the car park or its users and as a result there are no implications under this legislation.

Background Papers

District Valuers report
