

East Herts Council – Non-Key Decision Record

Record of executive decision made by an individual under Regulation 13 of the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012

Reference Number: NKD22/03

Taken by: Councillor Geoffrey Williamson, Executive Member for Financial Sustainability

Decision

That the parcel of land measuring 385 m² and shown outlined in red on the plan in **Appendix A**, be sold to the adjacent owner of 42 Cherry Tree Green for the sum of £100,000 plus the Council's reasonable costs.

Date of Decision

25 February 2022

Reason(s) for decision

- A. The plot does not easily lend itself to standalone residential development and is unlikely that planning permission would be granted due to size, location and the presence of a number of TPO's on the land.

- B. The TPO's have a big impact on the value of the land and another purchaser may consider the value should be heavily discounted to reflect that the land is only capable of being used as garden land unless planning permission can be sought to remove some of the TPO's which may allow a small extension to the existing development only.

Details of alternative options considered and rejected

- A. Refuse a sale of the freehold and allow the transfer of the 1984 Lease to stand together with a new lease/licence of the 56 m² small parcel.

- B. Negotiate a new lease for both areas of land restricted to garden use only at a rent of approximately £480 p.a. The low rent figure reflects the limited scope of the land, the cost of maintaining the land and trees and that there is unlikely to be any interest for the land from the wider market.

Does the decision or report contain exempt information?

No

State nature of any declaration of conflict of interest made by any Executive Member who is consulted by the Member taking the decision

None identified

State, in respect of any declared conflict of interest, whether any dispensation has been granted

n/a

Contact Officer

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