

WAVERLEY BOROUGH COUNCIL

EXECUTIVE – 06/01/2015

Title:

PROPERTY MATTERS

[Portfolio Holders: Cllrs Julia Potts and Simon Thornton]

[Wards Affected: Cranleigh West and Farnham Weybourne and Badshot Lea]

Note Pursuant to Section 100B(5) of the Local Government Act 1972

Annexes to this report contain exempt information by virtue of which the public is likely to be excluded during the item to which the report relates, as specified in paragraph 3 of the revised Part I of Schedule 12A to the Local Government Act 1972, namely:-

Information relating to the financial or business affairs of any particular person (including the authority holding that information).

Summary and purpose:

To consider a number of property-related issues in the borough.

How this report relates to the Council's Corporate Priorities:

The proposals contained within this report will contribute towards a number of the Council's corporate priorities:-

Value for Money –

- § Easement of Access across Common Land, Cranleigh – the grant of an easement of access for a fee ensures that Waverley obtains value for money from its land.
- § Surrender and Re-Grant of lease at Unit 17B Farnham Trading Estate, Farnham – the transaction will increase the Council's rental income.

Understanding our Residents Needs –

- § Easement of Access across Common Land, Cranleigh – the easement will permit an area of redundant land to be reused for much-needed housing

Environment –

- § Easement of Access across Common Land, Cranleigh – by using an existing access for much of the easement, the grant of the easement will only have a small impact on the surrounding landscape.

Resource implications:

These are set out in the (Exempt) Annexes to this report but specific details are noted below.

- Easement of Access across Common Land, Cranleigh – the Council will benefit from some income as set out in the (Exempt) Annexe if the easement is agreed.
- Surrender and Re-Grant of lease at Unit 17B Farnham Trading Estate, Farnham – the proposal will result in a significant increase in Waverley's rental income from the site as set out in the (Exempt) Annexe.

Legal Implications:

- Easement of Access across Common Land, Cranleigh – Officer time will be required in the drafting of the legal documents.
- Surrender and Re-Grant of lease at Unit 17B Farnham Trading Estate, Farnham – Officer time will be spent in drafting the lease but there are no other legal implications.

1. Introduction

- 1.1 Authorisation is sought for the property-related issues detailed individually below.

2. Easement of Access across Common Land, The Common, Cranleigh

- 2.1 Approval is sought for the grant of an easement of access across common land, shown coloured black on the plan at Annexe 1, to a proposed new development, shown outlined, within the grounds of Cranley Hotel.
- 2.2 Cranley Hotel is in the process of selling redundant land and buildings, the area of which is shown outlined on the plan, to a developer. He has made a number of planning applications for this land, the most recent one being for two semi-detached houses. This has been approved. In order to access this land, the developer requires an easement over a narrow strip of Waverley-owned common land in front of the hotel, shown coloured black. The majority of the easement is over an existing access to the adjoining property and its position has been agreed with the Countryside Ranger.
- 2.3 Terms and conditions for the easement are set out in (Exempt) Annexe 2. Any approval required by the Planning Inspectorate for access over common land will be the responsibility of the applicant.

3. Surrender and Re-grant of Lease for Unit 17B Farnham Trading Estate, Farnham

- 3.1 Authority is sought for the Council to accept a surrender of the lease of the above warehouse property and simultaneously grant the tenant a new lease.
- 3.2 The premises are let to Keepsafe Farnham Trading Ltd trading as Alligator Self Storage and as shown outlined in red on the plan at Annexe 3. The current lease is for a term expiring on 24 March 2059 (in 44 years). It is proposed that a new lease is granted to the tenant expiring in 2138.

- 3.3 The majority of leases of other premises let out in this part of the Trading Estate by the Council expire in 2138. The proposed transaction will therefore not compromise the Council's long term asset management of the Trading Estate.

Recommendation

It is recommended that

1. an easement of access be granted over Waverley-owned common land as shown on the plan at Annexe 1, on the terms and conditions set out in (Exempt) Annexe 2, with other terms and conditions to be negotiated by the Estates and Valuation Manager; and
2. a surrender of the tenant's current lease of the premises outlined in red on Annexe 3 is accepted and a new lease simultaneously completed for a term of years expiring in 2138, with the other terms and conditions as set out in (Exempt) Annexe 4.

Background Papers

There are no background papers (as defined by Section 100D(5) of the Local Government Act 1972) relating to this report.

CONTACT OFFICER:

Name: Gary Streets

Telephone: 01483 523315

E-mail: gary.streets@waverley.gov.uk