

PROPERTY SUB-COMMITTEE - 22 JUNE 1994

**Joint report of the County Clerk and Chief Executive
and the Director of Property Services**

Land and property available for disposal

(The items marked * are matters upon which decisions of the Sub-Committee are required and are, therefore, included in the DPS's report under the previous agenda item)

(A) CANNOCK CHASE

(i) EDUCATION COMMITTEE

1. Rugeley. Former Aelfgar (H) School detached playingfields (4.48 ha) (1/324) (1/CS/1547/7)

A planning application for residential development on the playingfields (of which 1.74 ha are owned by the CC, the remainder being charity land for which the CC are trustees) has been submitted to the DC. It is understood that the DC may wish to add an area of adj land to the development site. The proposed development involves complex issues related particularly to a proposal to construct a new joint use sports hall on a nearby site with part of the sale proceeds. Attempts are being made to resolve the outstanding issues so that the site can be marketed.

2. Rugeley. Land (9m²) at former Stonehouse (P) School, Slitting Mill (1/454) (7.92)

DPS is negotiating the sale of this land to Mr J.E. McMurray, adj landowner.

(ii) HIGHWAYS COMMITTEE

*** Heath Hayes.**

(a) *78 (1,220m²), *108 (547m²) & #112 (1,226m²) Cannock Rd

(b) #4 Chapel St (297m²) & adj land (2,687m²)

(c) *169 & *171 Hednesford Rd (450m² & 180m²)

(d) Sites of 94 (905m²), 104 (547m²), 106 (456m²) & 114 (1,220m²) Cannock Rd

(e) Land between 84 & 92a Cannock Rd (727m²)

(f) Land at rear of 104/106 Cannock Rd (346m²)

(g) Land at Cannock Rd/Chapel Rd (796m²)

(* = empty: # = tenanted)

(4/615) (5.94)

TO CONSIDER concurring in the Highway Cttee's decision on 14.3.94 to declare these houses and land, on the route of an abandoned link road scheme, surplus to highways requirements and that the DPS be authorised to dispose of them in accordance with the normal CC procedure.

(iii) PLANNING COMMITTEE

1. **Norton Canes. 11.45 ha at Conduit Colliery
(7/13) (3.86) (13/M/2300/A/7)**

The proposal is to develop this site for residential and open space purposes in conjunction with an adj area (5.3 ha) of DC land. Both Cnls were attempting to prepare a development brief to enable the site to be marketed. However, it is understood that the DC may now wish to acquire the CC's portion of the site and this possibility is being pursued.

2. **Land (48.6 ha) at Pye Green Valley
(7/16) (12.89) (13/M/2302/GM/7)**

Two areas of land for residential development comprising 7.3 ha and 5 ha at each end of the valley have been allocated in the deposited version of the Local Plan, and planning applications for development of the two areas are being submitted by the CC.

The sale of the developable areas of the valley will have to support major infrastructure and landscaping costs and the overall financial position is precarious.

3. **Rugeley. Land (6.4 ha) at Lea Hall Colliery
(7/61) (12.93)**

DPS is disposing of this land by private treaty.

(B) EAST STAFFORDSHIRE

(i) EDUCATION COMMITTEE

1. **Burton. De Ferrers (H) School, Caretaker's House,
70 Harehedge Lane (1/430) (5.91) (1/4153/A/5)**

This vacant house is being offered for sale by private treaty.

2. **Burton. Technical College Chadwick Annexe,
Mill Hill Lane (7.19 ha) (1/432) (8.91)**

Planing permission for the construction of 80 dwellings on the site has now been granted subject to off-site highway and sewerage improvements, and the site will be marketed shortly.

- *3. **Burton. Landsdowne (I) School, School House,
231 Stafford St (1/499) (5.94)**

TO CONSIDER concurring in the Building and Works Sub-Cttee's decision on 28.4.94 (subject to confirmation by the Education Cttee on 21.6.94) to declare this vacant school house surplus to education requirements and that the DPS be authorised to dispose of it in accordance with the normal CC procedure.

(ii) HIGHWAYS COMMITTEE

1. **Uttoxeter. 50 & 52 Bridge St
(4/588) (9.93)**

DPS is disposing of these vacant shop premises in accordance with the normal CC procedure.

2. **Uttoxeter. Site (125m²) of 46 & 48 Bridge St
(4/589) (9.93)**

DPS is disposing of this cleared site, which is used for car parking in conjunction with the premises in the previous item, in accordance with the normal CC procedure.

3. **Uttoxeter. 42 & 44 Bridge St
(4/590) (9.93)**

DPS is disposing of this pair of vacant terraced houses in accordance with the normal CC procedure.

(C) LICHFIELD

(i) EDUCATION COMMITTEE

1. **Friary Annexe (2.15 ha)
(1/354) (12.88) (1/CS/361/D8)**

Planning permission for a hotel development has now been issued by the DC. The DPS is discussing a pre-emption clause in relation to part of the land with the DC, and with the CS in relation to the vehicular access to the site.

2. **Harlaston. Playingfield adj former
St Matthew's CE(C)(P) School (0.36 ha)
(1/363) (3.89) (1/3861/A-C)**

This land will be sold on the basis of the sale proceeds being apportioned as to 92.25% to the CC and 7.75% to the Lichfield Diocesan Board of Education in recognition of the latter's partial control of the access to the site from Manor Lane. Planning permission for residential development has been granted and the land is being advertised for sale by private treaty. In the meantime the land has been let for grazing purposes.

3. **2.17 ha at Cappers Lane
(1/447) (5.92) (1/3365/A/8)**

Following the issue of planning permission for residential development on this land, the DPS is corresponding with the previous owners who have a right of pre-emption. Under the terms of the contract the matter has been referred to the District Valuer for an independent valuation upon receipt of which the previous owners will notify the CC, within ten days, whether they wish to proceed with the acquisition.

- *4. **Netherstowe (H) School, staff bungalow
St. Chads Rd (1/501) (5.94)**

TO CONSIDER concurring in the Building and Works Sub-Cttee's decision on 28.4.94 (subject to confirmation by the Education Cttee on 21.6.94) to declare this property surplus to education requirements and that the DPS be authorised to negotiate its sale to Mr J. Morrey who is the sitting tenant.

(ii) HIGHWAYS COMMITTEE

- 36 Walsall Rd
(4/580) (HS) (1.93) (8/M/2372/GM)**

Legal formalities were proceeding for the sale of this vacant house but as the purchasers have withdrawn their offer, the DPS is now remarketing the property.

(iii) SOCIAL SERVICES COMMITTEE

**Land (0.41 ha) adj the Wissage Day Centre
(5/64)(5.92) (56/4283/GV/8)**

The development of this land for residential purposes will require an access through DC land and this possibility is being pursued.

(iv) PLANNING COMMITTEE

**Land (65m²) at Holding No. 8 Shenstone Estate,
Birmingham Rd (7/69) (11.93) (27/G)**

DPS is disposing of this land in accordance with normal CC procedure, noting an interest from an adj householder.

(D) NEWCASTLE-UNDER-LYME

(i) EDUCATION COMMITTEE

1. **4.62 ha at Hoon Ave/Milehouse Lane
(1/104; 1/121) (3.81) (1569C)**

A planning application has been submitted for residential development on 0.95 ha of this land, the remaining 3.67 ha being reserved for public open space. The recently issued Inspector's report on the Local Plan Inquiry recommends that the whole site should remain as open space and the DPED is considering the implications of this.

2. **Kidsgrove. 0.7 ha at Attwood St
(1/122) (3.81) (1/CP/922/D)**

The only possible purchaser for this site is the Northern Counties Housing Assoc who own an adj development through which access will have to be obtained to facilitate the development of the CC's land. DPS is negotiating with the Assoc.

3. **Knutton (H) School detached playingfield
Blackbank Rd (3.89 ha) (1/336) (DP) (3.88) (1/133/K/1)**

The DPS has offered this land for sale to the BC (subject to appropriate restrictive covenants) in lieu of the Sub-Ctee's original decision to lease the land to the BC for ten years. After a delay on the BC's behalf, negotiations are now underway.

4. **Talke Pits. Springhead (P) School
284m² adj 117 High St (1/403) (6.90) (1/1230/E/1)**

This land, which adjoins the school, is being marketed in conjunction with adj privately-owned land subject to the CC retaining their rights of way to the school. Planning permission for one dwelling has been granted.

5. **Loggerheads. Land (4.37 ha) at Broomlea,
Hugo Meynell (M) School (1/473) (3.86) (1/339/8)**

A planning application has been submitted for residential development on this site. Following the Local Plan Inquiry the Inspector has recommended that the site be allocated for residential development subject to various conditions and the DPED is considering the implications of this.

6. **Madeley (H) School, Staff House**
(1/496) (2.93) (1/353/G/1)

DPS is disposing of this former staff house in accordance with the normal CC procedure.

(ii) HIGHWAYS COMMITTEE

Miles Green. Former Highways Sub-depot (1,388m²)
(4/546) (7.88) (8/M/1227)

Following the Local Plan Inquiry the Inspector has recommended that this site should remain as open space and the DPED is considering the implications of this.

(iii) SOCIAL SERVICES COMMITTEE

0.26 ha adj Priory Day Centre
(5/71) (2.93)

DPS is negotiating the possible sale of this land to an adj owner. Planning permission is still awaited.

(iv) PLANNING COMMITTEE

1. **Land (7.87 ha) at Audley Estate,**
Moat Lane (7/65) (11.93) (2/G)

This land, which is currently let on a grazing licence expiring on 31.10.94, will be offered for sale by public auction during the coming Autumn.

2. **Audley. Land (2.75 ha) off Boyles Hall Rd**
(7/73) (2.94)

DPS is negotiating the sale of this land, which is currently let on a grazing licence, to the BC for a burial site. As the BC will require consent for change of use of the land, the sale could take some time to complete.

(E) SOUTH STAFFORDSHIRE

(i) EDUCATION COMMITTEE

Wombourne. Blakeley Heath (F) School
Detached playingfield (2.93 ha) off Sytch Lane
(1/311) (12.89) (1/3993/A/6)

As the PC have now confirmed that they do not wish to take this land on lease, other options are being considered. However it may be some time before the current issues can be resolved and this item will, therefore, be transferred to the "Not Immediately Disposable" schedule.

(ii) HIGHWAYS COMMITTEE

1. **Essington. "Westcliffe" Hilton Lea. Oldhampton**
Lane/Wood Hayes Rd (0.23 ha) (4/591) (9.93) (8/M/2159/6)

DPS has been authorised to dispose of this land in accordance with the normal CC procedure. A planning application for residential development has been refused and an appeal will be lodged.

***2. Kinver. Highways Depot (326m²)
(4/608) (4.94)**

TO CONCUR in the action of the Chairman and Vice-Chairman of the Highways Cttee (subject to confirmation by the Highways Cttee on 20.6.94) to declare the highways depot surplus to highways requirements and that the DPS be authorised to dispose of the property, noting an interested expressed by a Mr. R.M. Wilson

NOTE: The depot consists of an area of land with a lock-up concrete framed garage which is in need of repair. The access on to the site is poor as the nearby canal bridge severely restricts visibility for emerging vehicles.

(iii) SOCIAL SERVICES COMMITTEE

**Kinver. 0.44 ha at Foley (I) School
Fairfield Drive/Comber Grove
(5/59) (2.92) (56/3137/A/6)**

As planning permission for residential development on part of this land has now been issued, the DPS will market this part of the site shortly. It is first necessary, as a condition of the planning permission, to improve the playingfield on the remainder of the land, and this is being arranged by the CEO. That part of the land which will be retained in CC ownership, and which is used by the adj school, will need to be appropriated to the Education Cttee at the DPS's valuation.

(iv) PLANNING COMMITTEE

**Land (0.4 and 0.08 ha) at Lower Penn Estate,
Springhill Lane (7/66) (11.93) (15/G)**

DPS is disposing of these areas of land in accordance with normal CC procedure. As a planning application for residential development has been refused, the DPED is considering whether an appeal is appropriate.

(F) STAFFORD

(i) EDUCATION COMMITTEE

**1. Land at Rowley Park (0.43 ha)
(5/47) (56/2890/GV)**

See paragraph (iii)(1) below.

**2. St. Leonard's (P) School detached playingfields
(1,275m² and 2,000m²) off St Leonard's Ave
(1/344)(7.88) (1/556/GV/4)**

The DPS is negotiating with the BC in respect of both plots of land.

***3. Hixon. Land 1,166m² (incl derelict school bungalow)
and 559m² adj to St Peters (P) School, Church Lane
(1/349) (5.94)**

TO CONSIDER concurring in the Building and Works Sub-Cttee's decision on 28.4.94 (subject to confirmation by the Education Cttee on 21.6.94) in declaring these two parcels of land surplus to education requirements and that the DPS be authorised to negotiate their sale to St Peter's Parochial Church Cnl and Mr J.K. Reid, adj property owner, respectively.

NOTE: The PCC wish to establish a church centre in the former bungalow for all ages in the local community, with special emphasis to the needs of young people. Mr Reid wishes to purchase the smaller parcel of land for garden extension purposes.

4. **Eccleshall. Former CE(C)(M) School playingfields (1.75 ha)**
(1/352) (5.84) (1/13773/B/4)

Development of these playingfields to the rear of the former school is being considered, possibly in conjunction with adj land owned by Lichfield Diocesan Board of Education. Any development will require attention to various complex issues related to planning, access and services, and these aspects are being pursued. The land is now allocated for residential development in the deposited Local Plan.

5. **Former Education Store, Marston Rd (0.32 ha)**
(1/455) (10.92)

It is now understood that the CEO may wish to retain this property and this possibility is being pursued.

6. **(a) Eccleshall. Staff houses Nos. 6, 9, 10 and 11**
Walton Hall School (1/489; 492; 493; 494) (12.93)

DPS has been authorised to negotiate the sale of these houses to the sitting tenants.

NOTE: The cost of providing a secure boundary fence and associated gates will be met from the sale proceeds. It is understood that the tenant of No. 9 does not now wish to purchase the property.

- (b) Eccleshall. Staff houses Nos. 7 and 8**
Walton Hall School (1/490; 491) (12.93)

DPS has been authorised to dispose of these vacant houses in accordance with normal CC procedure.

NOTE: The cost of providing a secure boundary fence and associated gates will be met from the sale proceeds.

(ii) HIGHWAYS COMMITTEE

1. **9.37m² at Lichfield Rd**
(4/517) (3.88) (8/M/2371/A/4)

Following considerable delay in tracing the title deeds, the DPS is negotiating the sale of this 1m wide strip of land to the owners of the Bailey Hotel but several complex problems will delay completion.

2. **Stone. Town Centre By-pass**
(4/585) (7.93)

DPS is dealing with the future of the following land and properties:-

- (a) land at Back Radfords (168m²)
- (b) land at Lichfield St (398m²)
- (c) land at Abbey St adj new surgery (807m²)
- (d) 23 Abbey St (land and premises) (500m²)
- (e) 10 Stafford St (land and premises) (162m²)
- (f) 7 High St and the Old Bakery (total area 847m²)
- (g) "Changes", 11 High St (173m²)

NOTE: It is likely that the land in (a), (b) and (c) above will be exchanged with the BC for BC-owned land required for this highway scheme. Item (d) is vacant and will be marketed shortly. Items (e), (f) and (g) will be retained for the time being.

3. **36 Sandon Rd**
(4/592) (9.93)

DPS is offering this house for sale by private treaty.

4. **Site of 1 - 6 Friars Terrace**
(4/593) (9.93)

DPS has been authorised to dispose of this site, over which the BC dispute ownership of part, in accordance with the normal CC procedure.

5. **Gnosall. Land (0.72 ha) at Coton Bank**
(4/594) (9.93)

DPS is negotiating the sale of this land to the sitting tenant.

6. **Haughton. 3.5 ha of land adj Upper Reule Farm**
(4/595) (9.93)

DPS has been authorised to dispose of this land, in which the Planning Cttee may express an interest, in accordance with the normal CC procedure.

7. **Highways Workshop, Sandyford St**
(4/596) (9.93)

The Company which took over Staffordshire Highway Works from 26.3.94 have expressed an interest in leasing this property as temporary offices, subject to receipt of planning permission. The proposed lease has been agreed, in principle, as part of the externalisation "package".

(iii) SOCIAL SERVICES COMMITTEE

- *1. **Rotherwood Children's Unit, Rowley Park**
and adj land (1.33 ha)
(5/47) (56/2890/GV)

See attached joint report of the DPED and DPS (item no. 12 on agenda).

(See also paragraph (i)(1) above).

2. **45 & 46 Co-operative St**
(5/80) (12.93) (56D/133/A/4)

DPS is disposing of these houses in accordance with the normal CC procedure.

(iv) PLANNING COMMITTEE

1. **Groundslow Estate. Land (567m²) at Holding No. 7**
(7/60) (6.93)

DPS's negotiations for the sale of this land to an adj householder for garden extension purposes are not progressing satisfactorily and there is some doubt as to whether the sale will proceed. In these circumstances this item will be transferred to the "Not Immediately Disposable" schedule.

2. **Land (50m²) at Holding No. 103 Hobbergate Estate (7/68) (11.93)**

DPS has been authorised to dispose of this land in accordance with normal CC procedure, noting an interest by the BC.

- *3. **Whitgreave. Land (460m²) at Holding No. 13 Yarlet (1) Est (7/79) (5.94)**

TO CONSIDER concurring in the Countryside and Farms Sub-Cttee's decision on 27.4.94 (subject to confirmation by the Planning Cttee on 23.6.94) to declare this land surplus to operational requirements and that the DPS be authorised to negotiate its sale to the adj householder subject to the purchaser obtaining any necessary planning consent.

(G) STAFFORDSHIRE MOORLANDS

(i) EDUCATION COMMITTEE

Warslow. Manifold (P) School, Caretaker's House (1/399) (GB) (3.90)

The future of this house is being considered.

(ii) FIRE AND EMERGENCY PLANNING COMMITTEE

Ipstones Fire Station, Church Lane (2/26) (12.93) (4/2647/GV/3)

DPS has been authorised to dispose of the land and fire station building, subject to an alternative site being acquired and requisite funds being provided for the construction of a replacement fire station. Planning permission has been granted for residential development on the existing fire station site but DPED may recommend an appeal against one of the conditions. Terms have been provisionally agreed for the acquisition of a replacement site and a planning application for this site is under consideration.

(iii) HIGHWAYS COMMITTEE

1. **Grindon. Land (2.36 ha) at Beeston Tor (4/597) (9.93)**

DPS has been authorised to dispose of this land, which comprises three separate plots and in which the Planning Cttee may have an interest, in accordance with the normal CC procedure.

2. **Ecton. Land (0.91 ha) adj to disused railway line (4/598) (7.93)**

DPS has been authorised to dispose of this land in accordance with the normal CC procedure noting an interest therein of the present lessee.

3. **Waterhouses. Land (1,616m²) at Milk Hill - disused colliery (4/604) (1.94)**

DPS is negotiating the sale of this land to the DoT for the provision of a footway/visibility improvement on the A523 road.

4. **Werrington. Site (1,180m²) of former Withystakes Highways depot (4/609) (9.85)**

DPS is disposing of this former depot noting an interest expressed therein by the PC for use as an amenity site.

(iv) SOCIAL SERVICES COMMITTEE

**Knypersley. Fairhaven Home, Tunstall Rd
(5/66) (DP) (10.92) (56/2754/GV/3)**

This property is being offered for sale by private treaty.

(v) PLANNING COMMITTEE

**Land (7.39 ha) at Caverswall Estate
(7/67) (11.93) (41/Y)**

DPS is disposing of this land in accordance with the normal CC procedure.

(H) STOKE-ON-TRENT

(i) EDUCATION COMMITTEE

1. **Hanley. Former Trent (F) School
1,589m² off Trentmill Rd (1/238) (12.86) (1/2965/B/2)**

The Sub-Cttee have agreed a sale of this site jointly with adj City Cnl land. The sale was subject to the closure of certain redundant adj highways but a closure application was rejected by the Magistrates Court on 2.12.91. It is now intended to market the two sites jointly as they stand with the purchaser applying for appropriate road closures in connection with a detailed planning application. Delay has been caused by the retrieval of the title deeds to the land which were damaged by flooding in the Town Hall basement.

2. **Fenton. 2.8 ha off Bambury St
(1/239) (5.84) (1/2643/A)**

The DPS is discussing the possible transfer of this land to the City Cnl for public open space purposes, but progress is slow on the part of the City Cnl.

3. **3.9 ha adj Newhouse Special School
(1/290) (3.86) (1/M/1570/A/2)**

Discussions are continuing with the City Cnl about the possible purchase or joint disposal of part of the site for residential development. Positive progress on the City Cnl's part is slow but recent interest has been expressed by a housing association which is being pursued by the DPS.

4. **Bucknall. Site of former (P) School,
Ruxley Rd/Guy St/Pennell St (0.17 ha)
(1/384) (HS) (1/4164/GV/2)**

Legal formalities were proceeding for the sale of this property but the purchaser subsequently submitted a reduced offer to take account of adverse ground conditions, which the DPS could not support. The land is being re-marketed.

**5. Chell. Former (P) School (0.55 ha)
(1/449) (7.92) (1/3575/A/2)**

The Social Services dept may require part of this site for the construction of a Family and Children's Day Centre. The remainder of the site will be sold for residential development for which planning permission has been granted. The building has been demolished.

**6. Hanley. Former Clarence (P) School
Sampson St (0.4 ha) (1/463) (DP) (2.93)**

The DPS is offering this site for sale by private treaty. The existing building is being demolished.

***7. Burnwood. Former (P) School, (3 ha) Bishop Rd
and School House (1/465) (3.93) (PSC22/6)**

TO CONFIRM (a) the Chairman's action in authorising the withdrawal of the appeal against the non-determination by the City Cnl of the CC's planning application for residential development on the site of this former school.

(b) the Chairman's action in approving, as recommended by the DPS, that the cost of demolishing this badly vandalised property, estimated at £60,000, be funded from the Capital Reserve.

NOTE: The City Cnl have resolved to grant planning permission for residential development subject to completion of a Section 106 Agreement which will provide for nearby neighbourhood environmental improvements. The site will be marketed shortly.

DPS is negotiating the sale of the house, within the northern curtilage of the former school, to Mrs M. Thompson (sitting tenant and Group Site Supervisor), subject to Mrs Thompson providing, at her expense, an independent vehicular access and hardstanding area within the boundary of the house.

***8. Goldenhill. Land (1.42 ha) at Elgood Lane,
Goldenhill (P) School (1/466) (5.94)**

TO CONSIDER concurring in the Building and Works Sub-Cttee's decision on 28.4.94 (subject to confirmation by the Education Cttee on 21.6.94) to declare this land surplus to education requirements and that the DPS be authorised to dispose of it in accordance with the normal CC procedure.

**9. Land (2.4 ha) at Repington Rd, Birches Head (H) School
(1/481) (10.93) (1/2420/D/2)**

DPS has been authorised to dispose of this land which will have to be sold jointly with adj City Cnl land.

**10. Erskine St Annexe (0.18 ha) Florence (P) School
(1/486) (11.93) (1/2073/GV/2)**

DPS is negotiating with the DoT who wish to acquire part of this land to replace recreation land lost as a result of the A50 Highway Scheme. The remainder of the site may be retained in Education Cttee ownership.

**11. Land (40m²) adj Chesterton (H) School
(1/498) (2.94) (1/CS/274/GV)**

DPS is negotiating the sale of this land to Mr R.G. Beech, adj householder.

***12. Bucknall. Land (1,950m²) adj Youth and Adult Centre,
Malthouse Rd (1/500) (5.94)**

TO CONSIDER concurring in the Building and Works Sub-Cttee's decision on 28.4.94 (subject to confirmation by the Education Cttee on 21.6.94) to declare this land surplus to education requirements and that the DPS be authorised to dispose of it in accordance with the normal CC procedure.

NOTE: The Building and Works Sub-Cttee have asked that part of the capital receipt be used to enable the centre's heating boilers to be moved from the HORSA building to the main building; for the HORSA building, which is in a poor condition, then to be demolished; and that improvements be made to the main centre building. The cost of these works is being prepared but it will be a matter for the Finance and Development Sub-Cttee to consider whether part of the sale proceeds should be applied towards these works. The value of the land is estimated at between £60,000 and £70,000.

(ii) HIGHWAYS COMMITTEE

**1. Tunstall. 2,087m² at Williamson St/Pinnox St
(4/337) (DP)(10.81) (8/M/1927/D/2)**

Legal formalities were proceeding for the sale of this land but, as the purchaser has withdrawn his offer, the site is being re-offered for sale.

**2. Hanley. 500m² at Marsh St/Pall Mall
(4/535) (GB) (12.89) (8/M/2266/R/2)**

This land is being offered for sale by private treaty.

**3. Bucknall. 300m² off Pennell St/Werrington Rd
(4/569)(7.92) (8/M/2087/2)**

The County Surveyor has asked for the disposal of this land to be held in abeyance pending his further discussions with the City Engineer as to its future use. In the meantime, the item will be transferred to the "Not Immediately Disposale" schedule.

**4. Burslem. 656m² at Nile St
(4/579) (1.93)**

DPS is disposing of this land in accordance with the normal CC procedure, noting an interest expressed therein by Royal Doulton plc.

***5. Longton. Sites of 16 (57m²) & 18 (76m²) Heathcote Rd (4/610 & 611)
Sites of 37 (253m²), 43 (50m²) & 45 (59m²) Lightwood Rd (4/612; 13 & 14)**

TO CONSIDER concurring in the Chairman and Vice-Chairman of the Highways Cttee's decision (subject to confirmation by the Highways Cttee on 20.6.94) to declare these cleared sites surplus to highways requirements, and that the DPS be authorised to negotiate their sale to the City Cnl as they are needed in connection with the A50 Scheme.

NOTE: These sites were the subject of compulsory purchase orders for sum clearance and were excluded from the transfer of CC owned land and property to the DoT in March 1993.

(iii) **SOCIAL SERVICES COMMITTEE**

1. **Abbey Hulton. Site of Crestbrook Pavilion (1,400m²)
(5/57) (1.93) (56/M/2255/2)**

DPS is disposing of this property in accordance with the normal CC procedure.

- *2. **135 Chell Heath Rd
(5/71) (1.94)**

See attached report of DPS (paragraph 2.2 of item no. 15(b) on agenda).

(I) **TAMWORTH**

(i) **HIGHWAYS**

**B.5000 Glascote Rd Bolebridge junction to
Sheepcote Lane (6.93)**

DPS has been authorised to deal with the future of the under-mentioned properties and land by way of lease, or sale, as appropriate:-

- (a) **106, 108, 110, 112, 256, 258, 260, 306 & 308 Glascote Rd**

These are shops and commercial premises let to six separate tenants, most of whom currently show little interest in purchase.

- (b) **Land (0.5 ha) at Amington Rd/Glascote Rd**

This site appears to have little development potential and may, therefore, need to be dedicated as public open space.

- (c) **266 Glascote Rd**

- (d) **Site of 270-278 (even nos) Glascote Rd (290m²)**

266 Glascote Rd is occupied by the Social Services Dept who are considering whether to remain. The adj land is used for associated car parking.

- (e) **Site of 71-107 (odd nos) Glascote Rd (0.36 ha)**

- (f) **Site of 2-22 (even nos) East View (0.19 ha)**

- (g) **Land at junction of Neville St & Glascote Rd (0.12 ha)**

Planning applications have been submitted for residential development on these sites including, in the case of (g), an area of adj privately owned land.

- (h) **304 Glascote Rd**

This derelict house will probably be sold with item (g) above.

- (i) **324 Glascote Rd**

- (j) **Sites of 326-332 (even nos) Glascote Rd (202m²)**

324 Glascote Rd is a derelict house which will be marketed together with the adj land in (j) above.

**(k) Site of former Elim Pentecostal Church
Bamford St/Glascote Rd (260m²)**

This site, which may be suitable for retail development, has also attracted interest from adj owners.

(l) Land (336m²) adj 1 Arbour Close

This site has attracted interest from adj owners.

(m) 262 Glascote Rd

This is a vacant shop currently being offered for sale by private treaty.

It is intended that items (e) - (j) will be offered for sale as soon as the various planning applications have been determined.

(ii) SOCIAL SERVICES COMMITTEE

**Land (0.45 ha) at Levett Rd
(5/69) (2.93) (56/M/2024/A/9)**

A possible Social Services dept requirement to retain this land is being pursued.