

MENDIP DISTRICT COUNCIL

Open Minutes of the meeting of the Asset Management Group on Wednesday 24 March 2023 held in the Committee Room, Mendip District Council, Shepton Mallet, commencing at 10.45 am.

PRESENT: Councillors Ros Wyke (Chair), Liz Leyshon and Richard Pinnock

OFFICERS PRESENT:

Toby Adams	Land and Development Surveyor
Helen Bowen	Democratic Services Officer
Ian Munday	Senior Property Team Co-ordinator
Keith Pennyfather	Property Team Leader

Agenda Item	Subject	Actioned by
1	<p>Chair’s Announcements</p> <p>The Chair welcomed everyone to the meeting and introduced herself.</p> <p>She confirmed the Members and Officers in the room and online via Teams.</p>	
2	<p>Apologies for Absence</p> <p>Councillors Tom Killen and Barry O’Leary had sent apologies.</p>	
3	<p>Declarations of Interest</p> <p>There were none.</p>	
4	<p>Public Participation</p> <p style="padding-left: 40px;">a) Items on the agenda</p> <p>None</p> <p style="padding-left: 40px;">b) Items not on the agenda</p> <p>None</p>	
5	<p>Previous Open Minutes</p> <p>The open Minutes of the meeting held on 25 January 2023 were reviewed.</p> <p>RESOLVED:</p>	Helen Bowen

	That the open Minutes for the meeting held on 25 January 2023 be approved as an accurate record.	
6	<p>Urgent Business</p> <p>Councillor Liz Leyshon advised that she had some urgent business to be discussed in the closed part of the meeting on the progress of the disposal of a site in Glastonbury.</p>	
7	<p>Exclusion of the Press and Public</p> <p>It was moved by Councillor Richard Pinnock, seconded by Councillor Liz Leyshon and</p> <p>RESOLVED:</p> <p>That the press and public be excluded from the meeting for the consideration of items 8 to 10 of the agenda, on the grounds that exempt information (as defined in Schedule 12A Local Government Act 1972) relating to the financial or business affairs of any particular person (including those of the Council) would be disclosed. (Category 3).</p>	
8	<p>Previous Exempt Minutes</p> <p>The Exempt Minutes of the meeting held on 25 January 2023 were reviewed.</p> <p>RESOLVED:</p> <p>That the confidential Minutes for the meeting held on 25 January 2023 be approved as an accurate record.</p>	
9	<p>Sale of Land – Shepton Mallet</p> <p>The Land and Development Surveyor had provided a Report which gave details of a plot of land owned by Mendip District Council which he proposed should be sold by auction.</p> <p>The Report said that the land was likely to have been retained by the Council after the 2001 Voluntary Stock Transfer (“VST”) and was currently let on a licence. The majority of the land was not used and was on a sheer slope that was significantly overgrown and wild.</p> <p>Local planning policy for the site was supportive of development and the site was not designated as open space nor conservation area.</p>	Toby Adams

	<p>Members discussed the potential of the site for development.</p> <p>It was proposed by Councillor Liz Leyshon and seconded by Councillor Richard Pinnock to approve the sale by auction. All approved.</p> <p>RESOLVED</p> <p>It was resolved that AMG:</p> <ol style="list-style-type: none"> 1. That approval be given to the sale by auction of a plot of land in Shepton Mallet. 2. That approval be given to an auction reserve price for the disposal site. 3. That delegated authority be granted to the Property Team Leader, in consultation with the Portfolio Holder for Corporate Services and Projects, to progress and complete the sale – including consideration of any responses received to consultation under Section 123 of the Local Government Act 1972. 	
<p>10</p>	<p>Sale of Land – Wells</p> <p>The Land and Development Surveyor had provided a Report which gave details of some land which had been identified as a potential development site for a pair of semi-detached houses. The proposal in the Report was to submit an application for Outline Planning Permission with a view to dispose of the land by auction once the planning permission had been acquired.</p> <p>The Report continued that the site was laid to grass which had become worn in areas and that local planning policy for the site was supportive of development and the site was not designated as open space nor conservation area.</p> <p>The Report went on to give details of the valuation of the site with and without planning permission and the recommendation within the Report was that AMG:</p> <ol style="list-style-type: none"> 1. Approve the submission of an Outline Planning Application with a view to dispose of the site via auction afterwards. 2. Delegate authority to the Property Team Leader, in consultation with the Portfolio Holder for Corporate Services and Projects, to progress and complete the sale – including consideration of any responses received to consultation under s.123 Local Government Act 1972 	<p>Toby Adams</p>

	<p>On completion of the presentation of the Report, Members discussed the need to look at the possibilities of the plot of land as a whole and to establish the route of a planned Multi-User path and the Council's legal position regarding access for neighbouring properties.</p> <p>Contrary to the Officer's Recommendation, Councillor Liz Leyshon made a different proposal which was seconded by Councillor Richard Pinnock and approved by all.</p> <p>RESOLVED</p> <p>It was resolved by AMG that Officers:</p> <ol style="list-style-type: none">1. Appoint the selected architect to prepare cohesive proposals for the wider site.2. Review the access from the north from a safety and legal point of view.3. Protect the route of a Multi-user path.4. Bring back and report on the options to Members.	
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The meeting closed at 11.45 am.