

LAND AND PROPERTY COMMITTEE

31 January 2025

Present:-

Councillors R Chesterton (Chair), R Scott (Vice-Chair), F Biederman,
A Dewhirst and C Slade

Present (remotely):-

Councillors Asvachin and Hellyer

* **7** **Declarations of Interest**

The Chair reminded Members they should declare any interests they may have in any item to be considered, prior to any discussion taking place on that item.

Councillors Chesterton and Slade both declared interests in item 5 as detailed below.

8 **Announcements**

The Chair welcomed Mr I Hipkin to the meeting who was attending in his capacity as a Co-opted Member of the Council's Standards Committee to observe and monitor compliance with the Council's ethical governance framework.

* **9** **Minutes**

RESOLVED that the minutes of the meeting held on 10 October 2024 be signed as a correct record.

* **10** **Items requiring urgent attention - Site visit to Barnstaple**

(An item taken under Section 100B(4) of the Local Government Act 1972)

The Chair had decided that the Committee should consider this item as a matter of urgency due to the uncertainty of the forthcoming Elections in May.

It was **MOVED** by Councillor Biederman, **SECONDED** by Councillor Slade and

RESOLVED that a proposed site visit to Barnstaple take place before the Committee's next meeting in April.

* **11** **The Property Change Programme**

(Councillor Slade declared a personal interest in this item by virtue of being the Local Member and Chair of the Grand Western Canal Joint Advisory Committee, and Councillor Chesterton declared a personal interest in this item by virtue of having been lobbied as a local Member and Chair of the Committee.)

The Committee considered the Report of the Director of Transformation and Business Services on the Property Change Programme.

The report explained that the Property Strategy focussed on four key principles: Reduce, Dispose, Retain, and Repurpose aimed at transforming the Council's corporate estate, which would form the methodology for reviewing the future use of assets.

The Committee noted the updates on Phase 1, 2 and 3 Disposals. Members queried the visibility of marketed sites online, and Officers agreed to investigate this. There was also discussion around temporarily repurposing of the Matford Lane site for social housing, but concerns were raised around planning permission and budget constraints. Emphasis was placed on achieving the best value for property disposal.

The Committee then considered and discussed Phase 4 disposals as follows:

Land at Silverhill Lodge Garden

It was **MOVED** by Councillor Biederman, **SECONDED** by Councillor Dewhirst and

RESOLVED that the land at Silverhill Lodge Garden to west of building, Barnstaple be declared surplus to the Council's requirements and disposed of.

Part Aldens Farm, Alphington

It was **MOVED** by Councillor Dewhirst, **SECONDED** by Councillor Biederman and

RESOLVED that Part remaining land at Aldens Farm, Alphington, Exeter be declared surplus to the Council's requirements and disposed of.

Moortown Picnic Site

It was **MOVED** by Councillor Biederman, **SECONDED** by Councillor Dewhirst and

RESOLVED that Land at Moortown Picnic Site, South of South Molton on North Devon Link Road be declared surplus to the Council's requirements and disposed of and that best endeavours are used to ensure existing facilities are maintained or enhanced, failing which, the matter will be brought back to the Committee for further consideration.

Sidemoor Picnic Site

It was **MOVED** by Councillor Biederman, **SECONDED** by Councillor Dewhirst and **RESOLVED** that Land at Sidemoor Picnic Site, South of South Molton on North Devon Link Road be declared surplus to the Council's requirements and disposed of, and that best endeavours are used to ensure existing facilities are maintained or enhanced, failing which, the matter will be brought back to the Committee for further consideration.

Canal House, Grand Western Canal, Tiverton

The Committee considered and reviewed the proposal to declare Canal House surplus to requirements and disposed of. Following lengthy discussion, the Committee decided not to support the proposal.

During discussions, Officers undertook to review the process of engagement.

Land at Rooksbridge

It was **MOVED** by Councillor Biederman, **SECONDED** by Councillor Dewhirst and **RESOLVED** that Land at Rooksbridge Former Picnic Site, A39 between Barnstaple and Bideford be declared surplus to the Council's requirements and disposed of.

Land at Lydacott

It was **MOVED** by Councillor Biederman, **SECONDED** by Councillor Dewhirst and **RESOLVED** that Land at Lydacott Former Picnic Site, A39 between Barnstaple and Bideford be declared surplus to the Council's requirements and disposed of.

Land at Honiton Park & Ride

It was **MOVED** by Councillor Biederman, **SECONDED** by Councillor Slade and **RESOLVED** that Land at Honiton Park and Ride, Exeter be declared surplus to the Council's requirements and disposed of.

Land at Lemonford Depot

It was **MOVED** by Councillor Dewhirst, **SECONDED** by Councillor Biederman and **RESOLVED** that Land at Lemonford Depot, Bickington be declared surplus to the Council's requirements and disposed of.

Marldon Oak Valley

It was **MOVED** by Councillor Slade, **SECONDED** by Councillor Chesterton and **RESOLVED** that Marldon Oak Valley, Paignton be declared surplus to the Council's requirements and disposed of.

Land at Lambeth Walk

It was **MOVED** by Councillor Dewhirst, **SECONDED** by Councillor Slade and **RESOLVED** that Land at Lambeth Walk, Dawlish be declared surplus to the Council's requirements and disposed of.

Bowring Building

It was **MOVED** by Councillor Dewhirst, **SECONDED** by Councillor Biederman and **RESOLVED** that Bowring Building, Moretonhampstead be declared surplus to the Council's requirements and disposed of.

Land at Ideford

It was **MOVED** by Councillor Dewhirst, **SECONDED** by Councillor Slade and **RESOLVED** that Land at Ideford (formerly picnic site), Kingsteignton be declared surplus to the Council's requirements and disposed of.

County Hall Cottage

The Committee considered and reviewed the proposal to declare County Hall Cottage surplus to requirements and disposed of.

Following lengthy discussion around alternative options, it was **MOVED** by Councillor Biederman, **SECONDED** by Councillor Dewhirst and

RESOLVED that County Hall Cottage, Exeter be explored for rental opportunities observing best value in consultation with the local Member, the relevant Cabinet Member portfolio holder and the Director of Transformation and Business Services.

The Committee then acknowledged the updates at paragraphs 2b and 2c of the report, noting that SEND Officers would be providing updates at the next meeting.

NOTES:

1. *Minutes should always be read in association with any Reports for a complete record.*
2. *If the meeting has been webcast, it will be available to view on the [webcasting site](#) for up to 12 months from the date of the meeting*

*** DENOTES DELEGATED MATTER WITH POWER TO ACT**

The Meeting started at 10.30 am and finished at 12.13 pm