

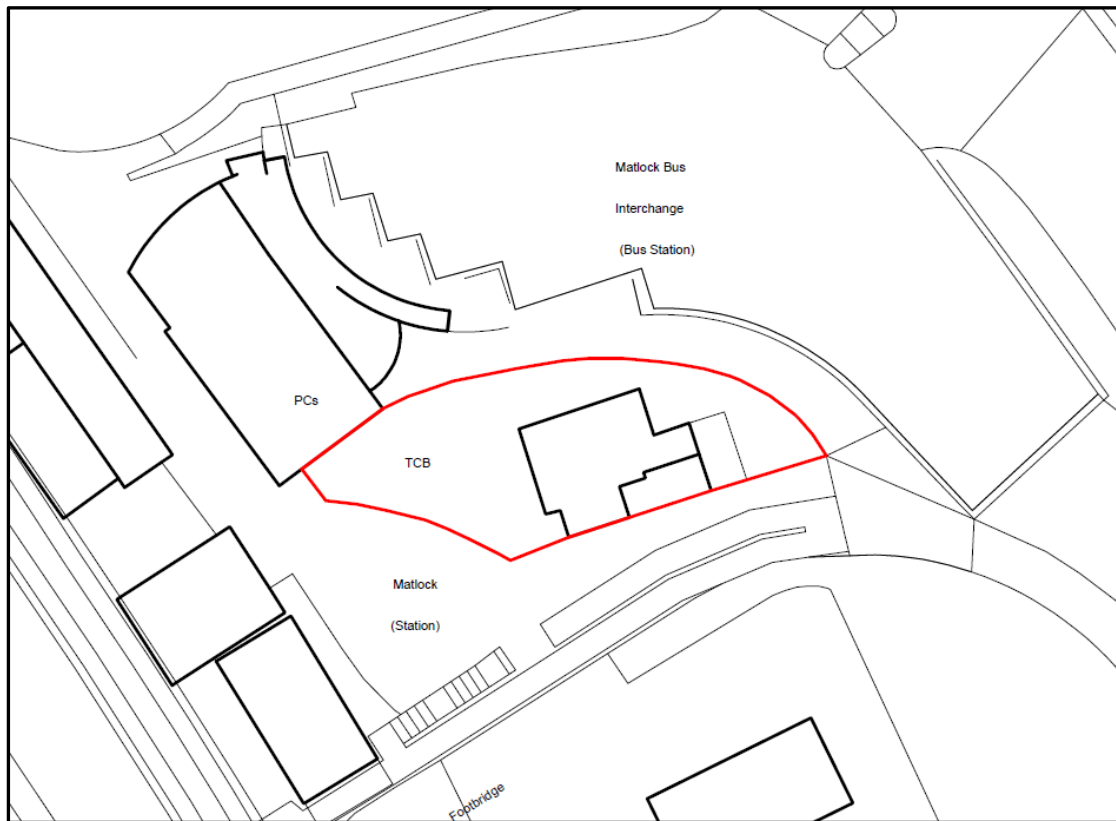
APPENDIX 1 – LAND HOLDINGS REVIEW PHASE 6 BY PROPERTY

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Site 1 – Station House, Matlock



Indicative Plan only
Plan - Area outlined in red

LAND HOLDINGS REVIEW

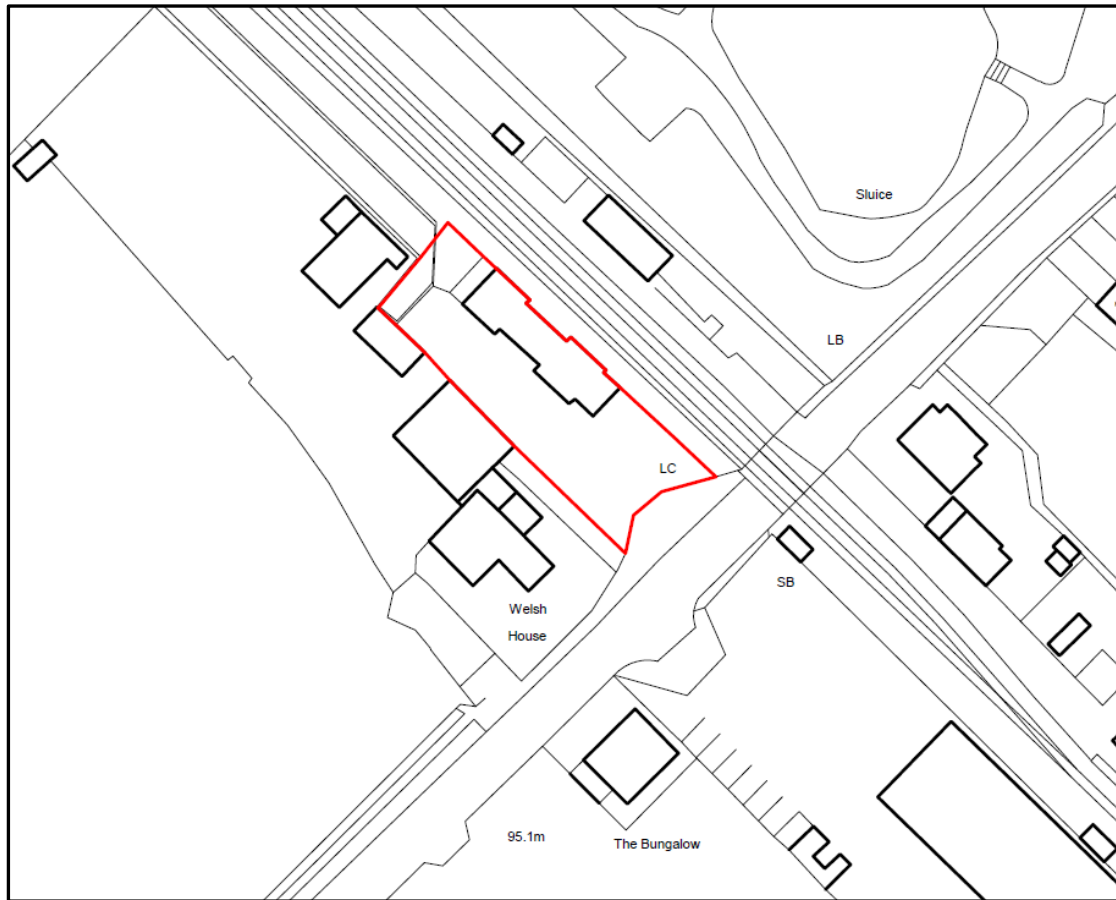
SITE NO. 1

ADDRESS	Station House, Station Yard Matlock DE4 3NA Reference: A/00599
REQUEST RECEIVED	We have been approached by Peak Rail who are interested in taking the site on as part of their operation to use as a specialised holiday let in connection with the railway.
DESCRIPTION/LOCATION	<p>The site comprises the former Station Master's House designed by Joseph Paxton and constructed in c1850 forming part of the original station development by the Midland Railway company on the route between Derby and Buxton.</p> <p>It comprises a listed 2 storey residential property with associated gardens of total area 0.03 acres (0.01ha) located adjacent to the railway station and bus station.</p> <p>The property was retained from the housing stock transfer in 2002 pending redevelopment of the area around Station House. The original tenants remained in occupation and the property has been empty since they vacated.</p>
OWNERSHIP	Freehold owned by DDDC under part of title DY395367.
LEGAL COVENANTS RESTRICTIONS	Subject to title check
PLANNING	Property is grade listed. The proposed use of the building for tourism / holiday let use would be an acceptable form of development in principle, subject to impact on historic fabric.
MAINTENANCE	The property has been empty for a number of years and is maintained to be structurally sound and in a wind and watertight condition although refurbishment works will be required before occupation. Maintenance costs of

	c£4,400 have been incurred over the last 4 years.
HEALTH & SAFETY/RISKS	The property is inspected regularly, and any health and safety risks are addressed. The services are drained down and isolated.
CLIMATE CHANGE	Use of the property as a holiday let in connection with the railway combined with its location adjacent to the station makes it suitable for visitors using public transport.
OFFICER COMMENT	<p>This site was one of 2 sites allocated for housing purposes at the March 2021 meeting of this Committee. However, following appraisal work by the Housing Team and their consultants, it has been determined that conversion to affordable housing is not viable due to the size, layout and listed nature of the property.</p> <p>Peak Rail are currently undertaking a feasibility study of the site.</p>
RECOMMENDATION	<p>That the site be declared as surplus to requirements and that the Estates and Facilities Manager be delegated to proceed with the disposal of the site by one of the following 3 options: -</p> <ol style="list-style-type: none"> 1. negotiate and agree a leasehold disposal of the property on suitable market terms (including, if appropriate a payment towards the Council's reasonable legal and surveyors costs)any requirement for a residential related use with Peak Rail PLC. 2. negotiate and agree a leasehold disposal of the property on suitable market terms (including, if appropriate a payment towards the Council's reasonable legal and surveyors costs)for a residential/ commercial (subject to planning consent) use with a third party following a period of marketing. 3. To offer for freehold sale by public auction as one lot with a reserve to be set by the Estates &Facilities Manager in consultation with the auctioneer depending on interest generated with a

	buyer's premium to apply to cover the Council's costs..
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Site 2 – Down Station Building, Darley Dale



Indicative plan only
Plan – Property outlined in red

LAND HOLDINGS REVIEW

SITE NO. 2

ADDRESS	Down Station Building, Darley Dale Reference : A/00343
REQUEST RECEIVED	Peak Rail have expressed a continued interest in this building due to its close ties to the railway.
DESCRIPTION/LOCATION	The Down Station building is a former station building constructed in c1873. It comprises a single storey listed stone building located on the station platform with an associated car park.
OWNERSHIP	Freehold part title DY395570
LEGAL COVENANTS RESTRICTIONS	Subject to title check.
PLANNING	Property is grade II listed. Any re-use of this building would require planning and listed building consent.
MAINTENANCE	The property has been empty for a number of years and is maintained to be structurally sound and in a wind and watertight condition including substantial roof repairs in 2018/19 at a cost of £40,250. Further substantial refurbishment works will be required before occupation.
HEALTH & SAFETY/RISKS	The property is inspected regularly, and any health and safety risks are addressed. The services are drained down and isolated.
CLIMATE CHANGE	No impact
OFFICER COMMENT	
RECOMMENDATION	That the site be declared as surplus to requirements and that the Estates and Facilities Manager be delegated to proceed with the disposal of the site by one of the following 3 options: -

	<p>1.To negotiate and agree a leasehold disposal of the property on suitable market terms(including, if appropriate a payment towards the Council's reasonable legal and surveyors costs) with Peak Rail PLC for an appropriate use in connection with the railway.</p> <p>2.To negotiate and agree a leasehold disposal of the property on suitable market terms (including, if appropriate a payment towards the Council's reasonable legal and surveyors costs)with a third party for an appropriate use following a period of marketing.</p> <p>3.To offer for freehold sale by public auction as one lot with a reserve to be set by the Estates &Facilities Manager in consultation with the auctioneer depending on interest generated with a buyer's premium to apply to cover the Council's costs..</p>

Site 3 – Land between 44 and 48 High St at Bonsall



Indicative Plan only

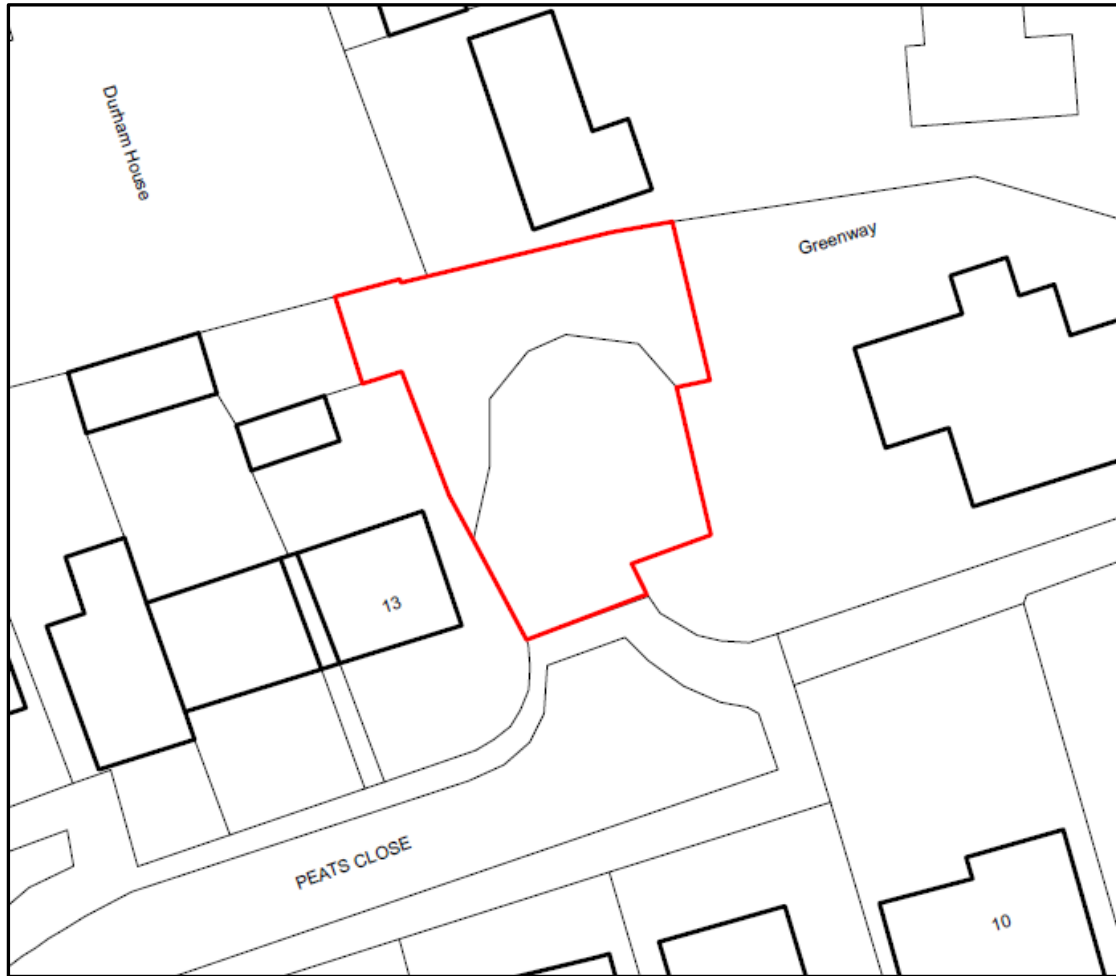
Plan - Land outlined in red

LAND HOLDINGS REVIEW

SITE NO. 3

ADDRESS	Land between 44 and 48 High St at Bonsall Reference No: A/00292
REQUEST RECEIVED	Interest in the site has been received from a local resident.
DESCRIPTION/LOCATION	The site is .057acres (.02hc)
OWNERSHIP	Freehold title DY413834
LEGAL COVENANTS RESTRICTIONS	Subject to title check
PLANNING	Any change of use or development of this site would require planning consent. Site centrally positioned within a tier four settlement in the current local plan.
MAINTENANCE	The site is adjacent to residential properties and is an ongoing maintenance liability for the District Council.
HEALTH & SAFETY/RISKS	No risks noted
CLIMATE CHANGE	No significant impacts
OFFICER COMMENT	This area has no current operational use. The Housing Team and their consultants have looked at the site and it has been determined that development for affordable housing is not viable on this site
RECOMMENDATION	That the site be declared as surplus to requirements and to be offered for freehold sale by public auction as one lot with a reserve to be set by the Estates &Facilities Manager in consultation with the auctioneer depending on interest generated with a buyer's premium to apply to cover the Council's costs..

Site 4 – Land at Peats Close at Kirk Ireton



Indicative Plan only

Plan - Area outlined in red

LAND HOLDINGS REVIEW

SITE NO. 4

ADDRESS	Land between 13 and 15 Peats Close at Kirk Ireton Reference No: A/00358
REQUEST RECEIVED	No specific request. The site was retained from the Housing Stock Transfer in 2002
DESCRIPTION/LOCATION	The site is .083 acre (.03hc)
OWNERSHIP	Freehold owned by DDDC under title DY421558.
LEGAL COVENANTS RESTRICTIONS	Subject to title check and establishing the exact boundaries (plan indicative only).
PLANNING	Any change of use or development of this site would require planning consent. Site located within a tier four settlement in the current Local Plan.
MAINTENANCE	No current issues
HEALTH & SAFETY/RISKS	No current issues
CLIMATE CHANGE	No impact
OFFICER COMMENT	<p>This site was one of 2 sites allocated for housing purposes at the March 2021 meeting of this Committee. However, following appraisal work by the Housing Team and their consultants, it has been determined that development for affordable housing is not viable on this site</p> <p>The site is stone surfaced and is used as an informal car park. All the houses in the vicinity have their own parking. The site has no current operational use.</p>
RECOMMENDATION	That the site be declared as surplus to requirements and be offered for freehold sale by public auction as one lot with a reserve to be set by the Estates & Facilities Manager in consultation with the auctioneer depending on

	interest generated with a buyer's premium to apply to cover the Council's costs..
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Site 5 – Area within Fishpond Meadows, Ashbourne



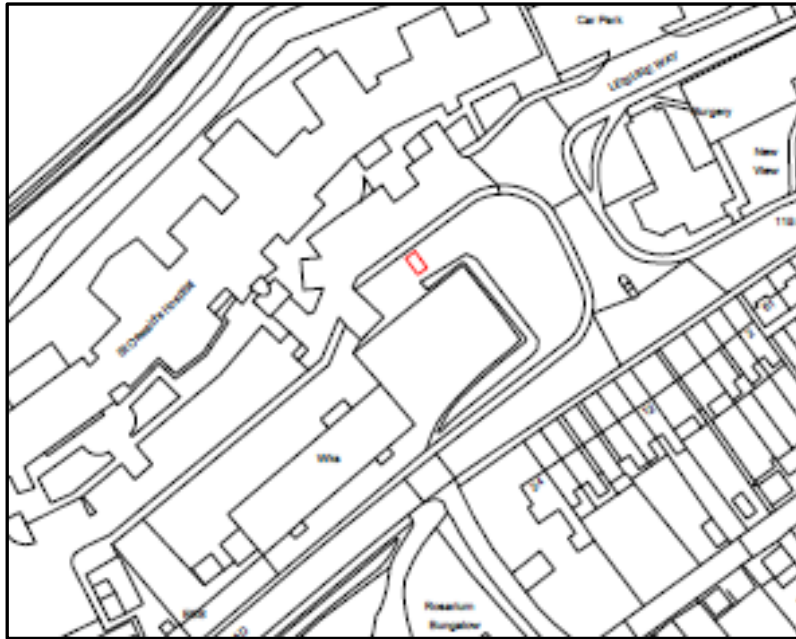
Indicative plan only

Plan - Area outlined in red lease area

ADDRESS	Fishpond Meadows Park Road Ashbourne Reference No: A/00458
REQUEST RECEIVED	Ashbourne Town Council (ATC) have installed a beacon to commemorate the coronation of King Charles III.
DESCRIPTION/LOCATION	The beacon comprises an iron basket mounted on a 6m steel post with associated foundations. It stands on an area of the meadow between the fishpond weir and Henmore Brook.
OWNERSHIP	Freehold owned by DDDC under title DY401340.
LEGAL COVENANTS RESTRICTIONS	Subject to title check.
PLANNING	Planning for the location of the beacon was granted under 23/00098/FUL. Site located within Flood Zone 2 which constrains future development.
MAINTENANCE	The beacon was installed by Whitehouse Construction in May 2023 under the instruction of ATC.
HEALTH & SAFETY/RISKS	No risks noted
CLIMATE CHANGE	No impact
OFFICER COMMENT	It is good practice for installations on Council land to be subject to a formal lease agreement so that insurance and future maintenance obligations are clear.
RECOMMENDATION	Subject to POS advertising ATC to be granted new 25-year lease at peppercorn rent (undervalue transaction) on key terms as follows – <ul style="list-style-type: none"> - 25-year lease - Peppercorn rent - To use as monument (any active use of beacon to covered under an events licence) - £10m in public liability insurance - Lessee responsible for all repair

	<ul style="list-style-type: none">- Comply with planning permissions- Not to charge, underlet or sub-lease. <p>As a CAT each party is to pay for their own legal and surveying expenses.</p>

Site 6 – Land at Clifton Road, Ashbourne



Indicative plan only

Plan - Area outlined in red lease area

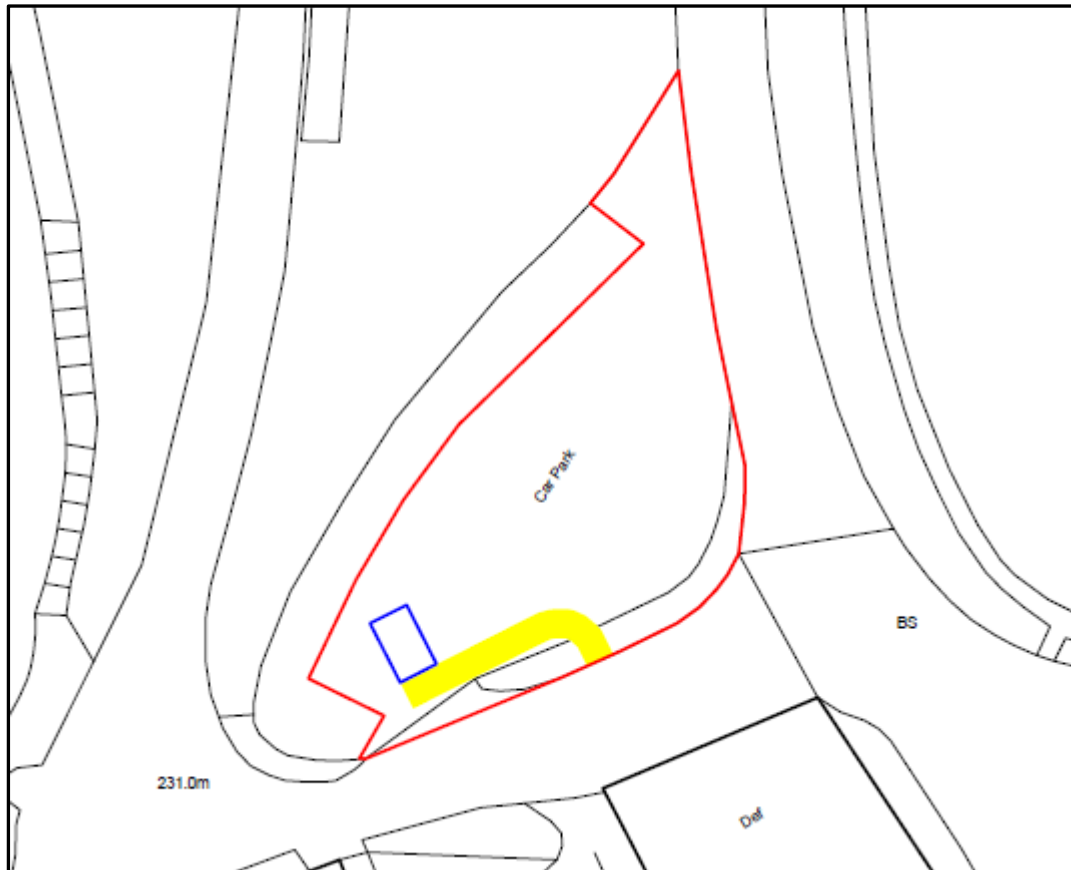
ADDRESS	Land at Clifton Road Ashbourne Reference No : A/01217
REQUEST RECEIVED	NHS have installed a directional sign on the land and require a lease for its installation.
DESCRIPTION/LOCATION	The sign for the Hospital was erected by the NHS in connection with the hospital on the adjacent site which was sold in 2008 by the District Council.
OWNERSHIP	Freehold owned by DDDC under title DY 241025.
LEGAL COVENANTS RESTRICTIONS	Subject to title check.
PLANNING	No issues
MAINTENANCE	No issues -the sign was erected by the NHS and is maintained by them. This agreement formalises that arrangement.
HEALTH & SAFETY/RISKS	No issues
CLIMATE CHANGE	No impact
OFFICER COMMENT	<p>It is good practice for installations on Council land to be subject to a formal lease agreement so that insurance and future maintenance obligations are clear.</p> <p>The sign forms part of the adjacent hospital development originally sold to the NHS by the District Council in 2008.</p> <p>Ideally, this should have been included as part of that land sale, but it is considered that the best way to regularise the situation is to grant a 25-year lease of the site of the sign.</p> <p>The Council's remaining 0.13 Ha. land holding in this area was approved for sale at the 18th November 2021 meeting of this committee and will be offered for sale once this matter is completed.</p>
RECOMMENDATION	Subject to POS advertising (if required) NHS to be granted new 25-year lease at a

peppercorn rent (undervalue transaction) on key terms as follows –

- 25-year lease
- Peppercorn rent
- To install directional sign
- £10m in public liability insurance
- Lessee responsible for all repair
- Comply with planning permissions
- Not to charge, underlet or sub-lease.

As to make contribution to DDDC legal costs of £300.

Site 7 – Front car park at Monsal Head



Indicative plan only

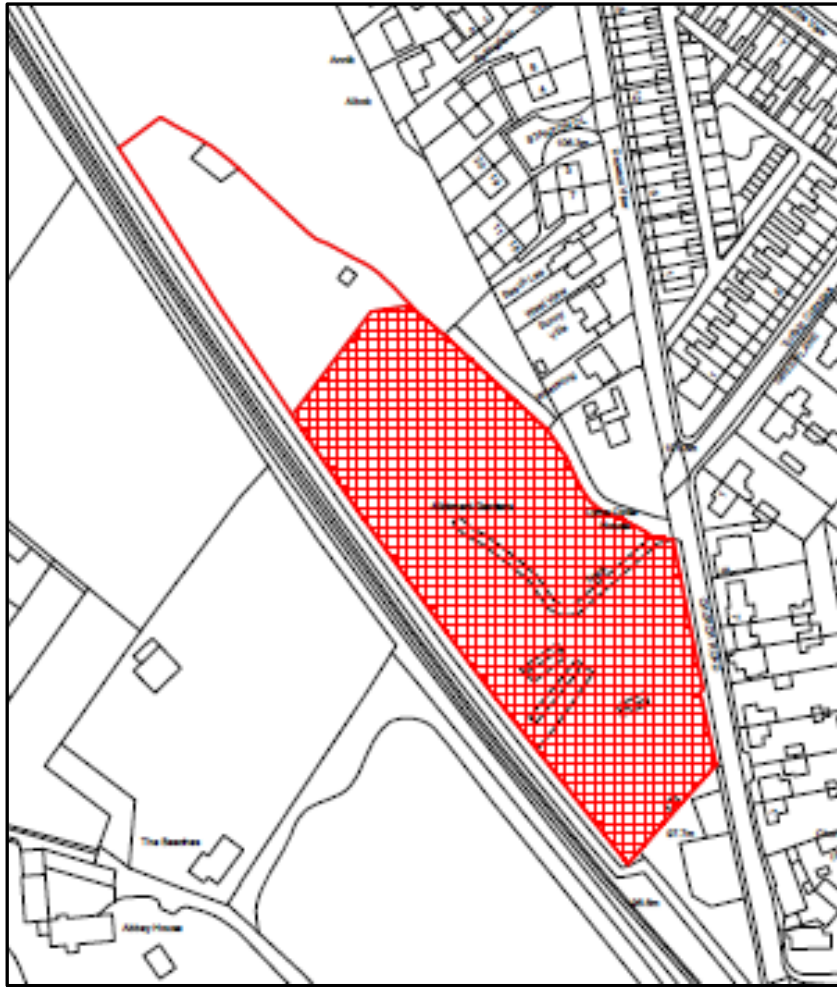
Plan - Area outlined in red lease area, yellow electric easement, blue reserved for ice cream van

Site 7

ADDRESS	Front car park at Monsal Head Reference No: L/00009
REQUEST RECEIVED	Little Longstone Parish Meeting have offered DDDC the opportunity to renew the existing lease which expires 30 November 2023.
DESCRIPTION/LOCATION	The site comprises a small 19 space car park overlooking Monsal Head. It provides Pay and Display car parking and an area for an ice cream van which is operated by the Parish Meeting.
OWNERSHIP	Freehold owned by The Parish Meeting of Little Longstone.
LEGAL COVENANTS RESTRICTIONS	Subject to title check.
PLANNING	Existing consent.
MAINTENANCE	Other than repairs to walls etc, there has been no significant maintenance expenditure required to the car park which remains in good condition.
HEALTH & SAFETY/RISKS	No issues noted
CLIMATE CHANGE	Minor benefit of less emissions by allowing the ice cream van to operate from an electric hook up.
OFFICER COMMENT	This is a renewal of an existing lease which is approaching expiry. Other than terms relating to the installation of the electricity supply, the new lease is on broadly the same terms as the existing agreement.
RECOMMENDATION	Enter into a new lease with the Lessor from 1 December 2023 on key terms as follows – <ul style="list-style-type: none"> - 10-year lease - Peppercorn rent (undervalue transaction) - To reserve L’or right for ice cream van and for installation of electrical supply - Other terms broadly the same as existing but allowing for modernisations <p>DDDC to cover L’or’s reasonable legal costs (up to £1,500 plus VAT).</p>

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Site 8 – Land at Church Road Darley Dale



Indicative Plan

Land outlined in red

Site 8

ADDRESS	<p>Allotment site and adjoining land at Church Road, Darley Dale</p> <p>Reference Nos</p> <p>A/00420 L/00058 05/0019– Allotment Site</p> <p>A/00421 05/0019 – Adjoining land</p>
REQUEST RECEIVED	<p>During the course of progressing the transfer approved in Phase 4 (G&R committee 22 November 2022) of the allotments and adjoining land the occupier of the adjoining land and ward members have requested the transfer be reconsidered due to their occupation.</p> <p>Darley Dale Town Council (DDTC) have requested the transfer of the allotment land and adjoining land be transferred as one parcel.</p>
DESCRIPTION/LOCATION	<p>The properties are located on the west side of Church Road, Darley Dale.</p> <p>The allotment site is 2.8 acres (1.1 Ha) and the adjoining land is 0.8 acre (0.3 Ha).</p> <p>The site connects to the land leased to Peak Rail.</p>
OWNERSHIP	<p>Freehold owned by Derbyshire Dales District Council under titles DY408532 (absolute title) and DY375949 (possessory title).</p>
LEGAL COVENANTS RESTRICTIONS	<p>Subject to title check</p>
PLANNING	<p>Use of the site as allotments would not amount to a material change of use of the land. Any associated development / infrastructure, buildings and hardstanding etc. would require planning permission.</p>
MAINTENANCE	<p>DDTC already has maintenance responsibility for the allotment site.</p>
HEALTH & SAFETY/RISKS	<p>No issues noted.</p>

CLIMATE CHANGE	The indicative plans of DDTC seek to improve the natural capital on site and may have a positive climate change impact.
OFFICER COMMENT	<p>The adjoining land which we thought had unauthorised occupation was incorrect and the occupier is claiming rights under an agricultural tenancy.</p> <p>This could be brought to an end by appropriate notice, but this would leave the current occupier with no local grazing accommodation.</p> <p>Without this additional land, no additional allotments can be created</p>
RECOMMENDATION	<p>To proceed with one of the following options: -</p> <ol style="list-style-type: none"> 1. That, following an appropriate period of notice, and subject to vacant possession being obtained, the whole site be transferred as a CAT to DDTC as per the November 2022 resolution. or 2. Alternatively, that no notice be served and only the part of the site currently occupied by DDTC be transferred as a CAT to DDTC as per the November 2022 resolution.