

**RENFREWSHIRE COUNCIL**

**TO: Housing & Community Safety Policy Board**

**ON: 29 November 2011**

**Report  
by  
Director of Housing and Property Services**

**Surplus Land - Moss Road Park Area, Bridge of Weir**

**1. Summary**

1.1 The purpose of this report is to seek Board authority to declare the area of ground known as Moss Road Park Bridge of Weir surplus to Council requirements.

**2. Recommendation**

The Board is recommended to:-

2.1 Declare the site known as Moss Road Park Bridge of Weir, as indicated on the attached plan, as surplus to requirements.

2.2 Authorise the Head of Property Services to enter into negotiations with Dawn Developments Limited in respect of the value of this ground, and to report the outcome to the General Management & Finance Policy Board once provisional terms have been agreed.

2.3 Request the Head of Planning to advertise the possible disposal of this area of open space in terms of the requirements of the Town & Country Planning (Scotland) Act 1959.

**3. Background**

3.1 The Moss Road Park, Bridge of Weir is part of the Council's title REN1797, which is held on the Housing Revenue Account. It is an area of open space which is currently maintained by Environmental Services.

3.2 The Park contains an area set aside for play equipment, access path to Gorse Crescent and a grass field.

3.3 Dawn Developments Limited, has secured an option agreement with Sustrans, who own the ground adjacent to the open space area, with a view to promoting the possible development of Sustrans and the Council's ground for a retail or possible mixed use development. They have approached the Council to secure the Council's agreement to a disposal of its ground to facilitate their proposal.

- 3.4 The Director of Planning & Transport has been made aware of the possible proposal and while he has not seen the detailed information he would require for a planning application, he is willing to consider its merits, should a subsequent application be forthcoming
- 3.5 Should the Board be willing to declare the Park area as surplus, it is anticipated that a major receipt will be secured along with a number of Community benefits in relation to a required road realignment, new open space area to replace in part that which has been lost, increased job opportunities and improvements to the cycle path routes in the Bridge of Weir area.
- 3.6 Positive preliminary discussions with the developer have taken place and as stated should a provisional agreement be reached this will be reported to the General Management & Finance Policy Board.
- 3.7 Should the Council choose to dispose of this area of open space, then a public notice advertising the same will be required in terms of the Town & Country Planning (Scotland) Act 1959

## **IMPLICATIONS OF THIS REPORT**

### **1. FINANCIAL IMPLICATIONS**

Potential capital receipt will be secured if an agreement can be reached and the developer can secure the planning consent he desires.

### **2. HR & OPERATIONAL DEVELOPMENT IMPLICATIONS**

Area of open space currently maintained by Environmental Services will no longer require maintenance. However, this may be replaced by a smaller area as part of the overall development.

### **3. COMMUNITY PLAN IMPLICATIONS/COUNCIL PLAN IMPLICATIONS**

- Wealthier and Fairer  
Will bring increased job opportunities, an improvement to the existing road layout, an improvement to the existing cycle path routes and a replacement Park/open space area.
- Healthier  
Improved cycle path routes for use by everyone in and around Bridge of Weir.
- Safer and Stronger  
An improved Road layout as you enter into Bridge of Weir, as part of the proposed development.
- Greener  
Improvement to former railway lands currently in the ownership of Sustrans and the formation of a new Park/Open space area.

### **4. LEGAL IMPLICATIONS**

Conclusion of disposal should provisional terms be agreed and the General Management & Finance Policy Board agree.

### **5. PROPERTY IMPLICATIONS**

As per the report.

6. **INFORMATION TECHNOLOGY IMPLICATIONS**

None.

7. **EQUAL OPPORTUNITY IMPLICATIONS**

None.

8. **HEALTH AND SAFETY IMPLICATIONS**

None.

9. **PROCUREMENT**

None.

10. **RISK IMPLICATIONS**

As with all property deals, the developer may not obtain the planning consent he desires or requires to meet his needs or secure the funding needed for the development or reach an agreement with the Council as to price.

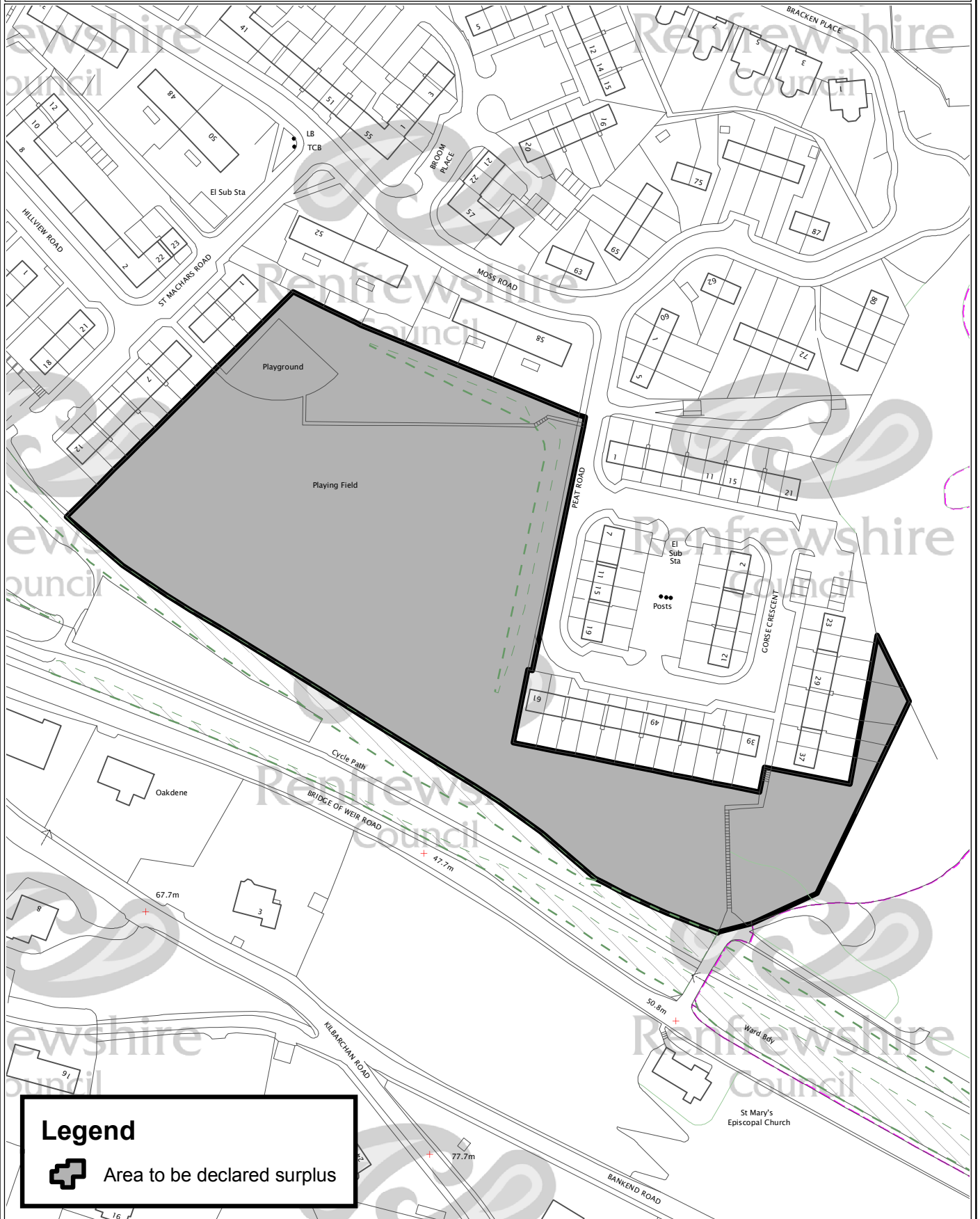
11. **COSLA POLICY POSITION**

None.


Ref: FH/Moss Road Park Bridge of Weir

Date: 21 November 2011

# Report Plan EI 175 - Moss Road Park, Bridge of Weir



## Legend

 Area to be declared surplus



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