

## OFFICER DECISION RECORD

<b>CMT Officer:</b> Peter Catchpole, Corporate Director and Section 151 Officer	<b>Service:</b> Business and Economy
<b>Lead Officer:</b> Mark Greenwood, Head of Property, Assets and Major Projects	<b>Delegated Power Being Exercised:</b> Table 4
<b>Subject of Decision:</b> Land off Feldale Place Whittlesey	

**Decision Taken:**

To enter into a Deed with Clarion HA to allow works to their roadway for access.

**Reason for the Decisions:**

To allow the sale of the Council land off Feldale Place, Whittlesey

**Alternative Options Considered (if appropriate):**

None.

**Background/Reports/Information** considered and attached:

1. This land formed part of the larger ex-garage site off Drybread Road, Whittlesey, the main site has been sold however this part was separated as it has outline planning consent for a single bungalow with access off Feldale Place.
2. Feldale Place is an adopted highway except for the turning head at the eastern end which is unadopted and owned by Clarion (see plan below – hatched blue). It is at this point that the access to this land must be formed.
3. The housing stock transfer to Clarion (Roddons) provides rights of way for the retained Council land, such as this, but does not confer a right to undertake works of alteration to Clarion owned land, as will be required.
4. The Deed between the Council and Clarion places an obligation upon Clarion to grant a letter of consent to a purchaser of this land to enable the works required by a planning consent to form the access.
5. This Deed removes the risk for any purchaser that Clarion would either refuse to allow or demand a 'ransom payment' to grant consent for the required works.
6. The Council will be required to pay Clarions legal fees of £250.



Officer's Signature:

Peter Catchpole, Corporate Director and S151 Officer

Date:

25 April 2024

**Please forward to Democratic Services upon completion**

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**Date copy passed to Democratic Services 08/05/24**

**Implementation Date:  
(if not called-in)  
(Allow 5 clear working days after publication of decision)**

Circulation: Democratic Services, Portfolio Holder, Officer and Accountancy.