

Record of an officer making an executive decision



Name of officer and title	Peter Beer Estates and Property Services Manager
Subject matter:	Garden licence for AVDC land at Biddlesden
Date of decision:	8 June 2018
Decision:	To grant a garden licence for AVDC land in Biddlesden
Reasons for decision:	<p>AVDC owns a large parcel of land at Biddlesden. A section of this land has been licensed to a resident since April 2002. The resident has now requested a licence for the entire parcel of land. The land will be used as domestic garden land although the licence does allow the licensee to park no more than two private motor vehicles on the land.</p> <p>Residents in adjoining properties have been consulted and have not raised any objection to this proposal. If the licence is granted the council would no longer be responsible for maintaining the land which includes a number of trees and a considerable shrubbery adjoining the riverbank. Terms have been agreed with the resident concerned. The terms take into account AVDC's savings on annual maintenance work. The licence would be terminable on three months' notice. The licensee will be responsible for AVDC's legal costs.</p>
Alternative options considered	This land has been regarded as surplus housing land, which AVDC has retained for potential development. The council's planning officers have previously indicated that the land is not suitable for residential development due to its proximity to the river. By granting a licence which is terminable on three months notice, AVDC is safeguarding a valuable land asset and has the ability to explore development opportunities in the future.
Any conflict of interest declared by a Cabinet Member who is consulted and any dispensations granted to them:	No consultation undertaken with cabinet member.
Contact officer	Max Saunders – Estates Surveyor – 01296 585241