

Part 2 Background Paper

Forrester's Hall - Site of Former Plymstock Fitness Club

This site is approximately 0.28 acres.

Background

This was formerly the site of Plymstock Health & Fitness Club until the building was demolished in 2007.

The site measures 0.28 acres and is largely unsurfaced and unfenced.

The tenants of the club surrendered their lease amidst financial problems and vacated in June 2006.

The Council found the premises to be in a very poor and dangerous state of repair and there were concerns for safety and problems with vandalism and trespassing on the site. This led to the decision to demolish the building.

The site is situated in a residential area with houses in Rocky Park Road immediately adjacent to the South.

Initial investigations suggest that there are no specific planning impediments to disposal of the site. However there are some concerns about traffic and parking in the area and any development on site would need to be self sufficient in its parking requirements.

There is a covenant running with the land, which restricts the land from being used for any purposes except leisure or residential use whilst the adjoining field is still designated public open space/playing fields. Any trade use is prohibited, although it is questionable whether or not this covenant is now enforceable.

The Surplus Property Declaration form (attached) 150 has been signed by Councillor Ian Bowyer only on the proviso that the site disposal would be for a sports or leisure development.

Recommendation

It is recommended that the site is declared surplus and expressions of interest are sought for proposals involving a sports or leisure land use.

SURPLUS DECLARATION

UPRN: Pro-forma No: 151

SURPLUS PROPERTY DECLARATION

Property:Forresters Hall, Rock Park Road, **Tenure: Freehold/Leasehold**
Rocky Park Road, Plymstock Health Club

Existing Use: None

Holding Portfolio: Budget & Asset Management, **Operational/Investment:**
Revenues and Benefits, Governance

Current rental income (if any):£ None

Date of commencement of consultation period:

Anticipated date of cessation of existing use: N/A

Recommended disposal methodFreeholdPrivate Treaty
(if disposal proceeds):~~Leasehold~~Auction
Informal Tender
Formal Tender
Negotiated Tender

Implications of disposal:

This disposal is expected to raise a Capital Receipt.

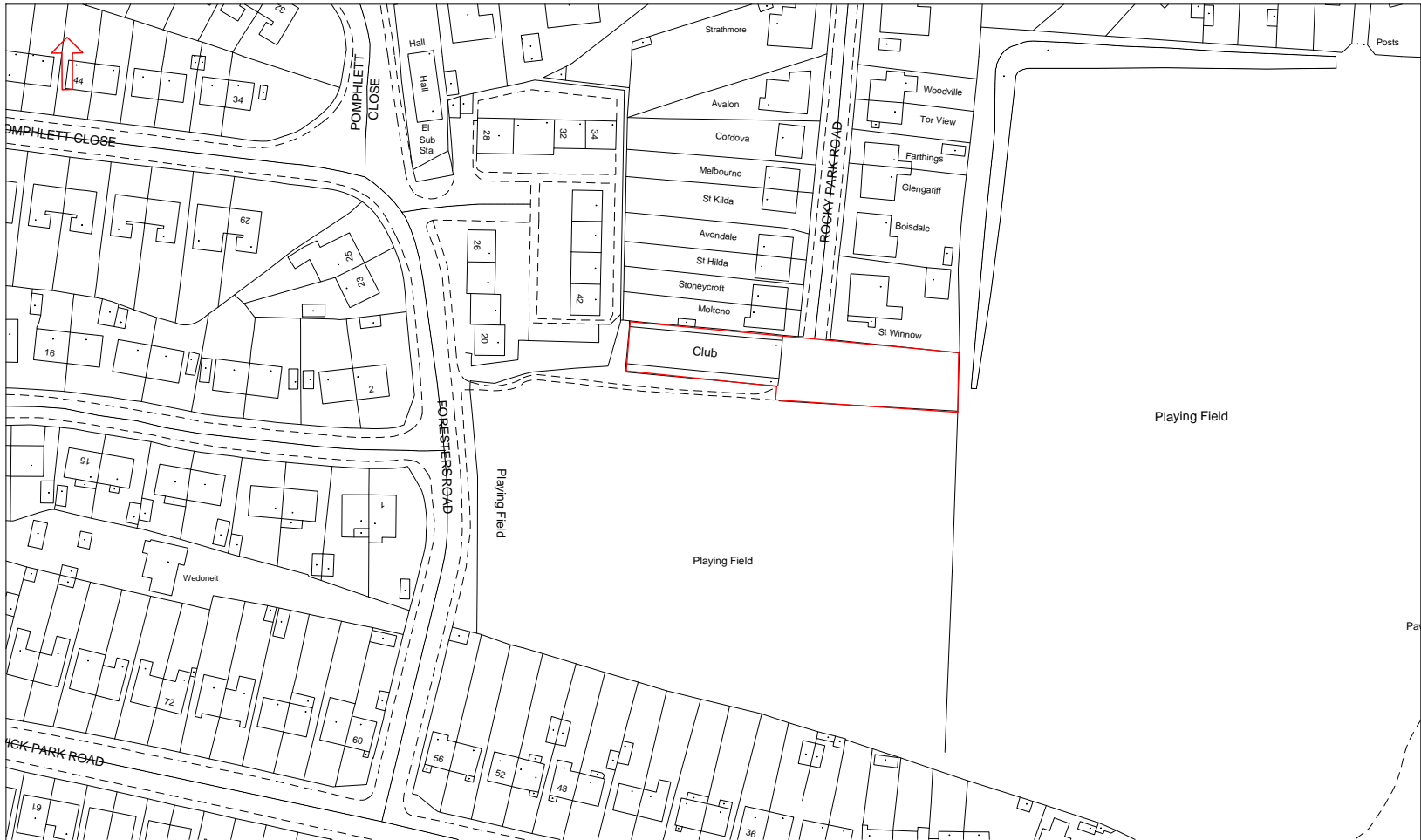
Corporate Plan: This disposal accords with Strategic Objective
2: "Developing a prosperous Economy" paragraph 2.2 of the Corporate Plan 2006-
2009 page 12.

Planning & Regeneration Implications: Local Development Framework – Core Strategy (adopted 23.04.07). There are no planning impediments to disposal of the site in question. (A specific application for planning permission will be required should the new owner/tenant seek to change the use of the land or develop the site. The Sustainable Neighbourhoods Site Allocations Development Plan Document (DPD) is not due for adoption until late 2010 so any change of use request proposed before then would need to be resolved at planning application stage. Relevant policies in the Core Strategy would depend on the type of proposal).

Signed:
(Head of Asset Management) (Councillor Ian Bowyer)

.....
(Assist Head of Asset Management)

No.151DH/SPP/CD



**COMMERCIAL & VALUATION
ASSET MANAGEMENT DIVISION**

Map reference: SX5153SW

DRAWING REF: 171/06

Scale: Not to Scale

November 2007

TITLE Forresters Hall, Rocky Park Road

Reproduced from the Ordnance Surveys digital maps with the permission of the Controller of Her Majesty's Stationery Office.
(C) Crown Copyright. Plymouth City Council 100018633
FOR REFERENCE INFORMATION ONLY. NO FURTHER COPIES CAN BE MADE
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

