

Third Party Request for Lease of Allotment Land along Kiln Lane, Cheney Manor**Parish Vision Compliance:**

Priorities: Protect and improve our environment

1.0 Recommendation

- 1.1 That Councillors support the initial works to identify whether the proposed lease of the allotment land for additional parking is feasible. This support would enable the third party to proceed with the necessary drawings, planning submissions, and cost assessments.
- 1.2 That CSNPC submit planning applications in respect of its land. However, any associated costs are attributed too and reimbursed by the third party.
- 1.3 That in conjunction with statutory consultation CSNPC conduct tenant consultation with those tenants at the Kiln Lane allotment to present the request, seek their views and discuss the potential benefit of improved infrastructure.

2.0 Introduction

- 2.1 This report presents a request from a local car garage located along Kiln Lane, Cheney Manor, to lease a section of allotment land within the Kiln Lane allotment site. The garage seeks this lease due to inadequate parking provision along the lane. Councillors are asked to consider supporting the initial feasibility works to determine if the proposed project is viable.

3.0 Detail

- 3.1 The local car garage has identified a section of the allotment land that is currently disused and overgrown with bramble. They propose to lease this land to create additional parking space for their business, addressing the existing parking inadequacies along Kiln Lane.
- 3.2 In 2020, a similar request from another company along Kiln Lane was considered and approved by Councillors. The implementation of that project has been successful, with the company managing their parking area effectively for the past three years. This previous approval sets a precedent for the current request.
- 3.3 If approval were to be given then the garage would be liable to cover all costs associated with the project, including production of drawings, obtaining planning permission, covering legal fees, construction costs, and ongoing maintenance.

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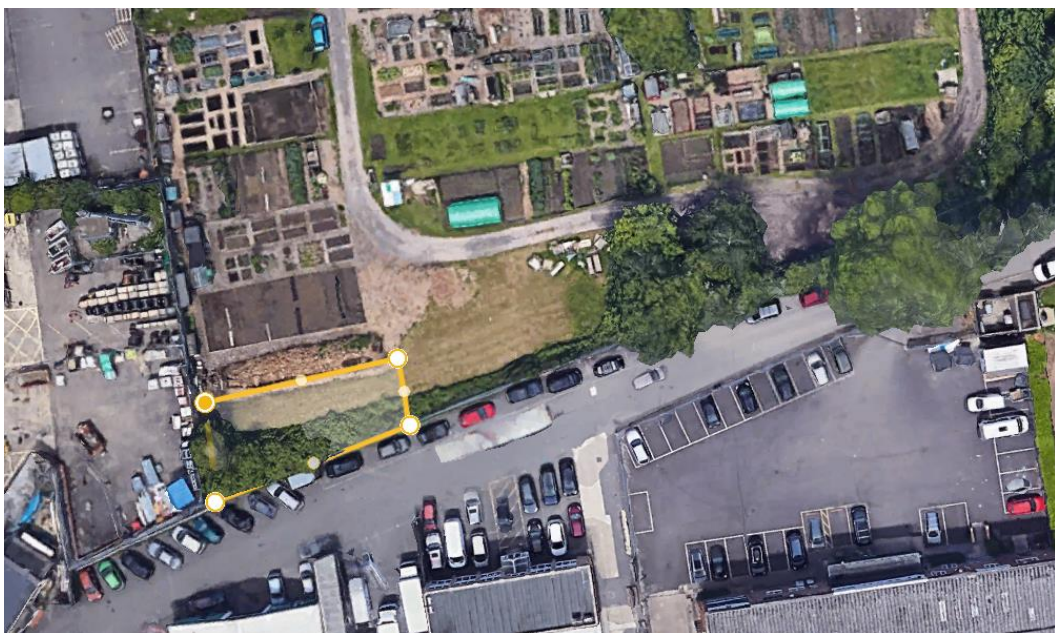
- 4.1 **Feasibility Works:** Councillors are not being asked to approve the lease at this stage, but to support initial works to determine the feasibility of the project.
- 4.2 **Lease Arrangement:** The proposed lease arrangement with the other company is 25 years (22 remaining).
- 4.3 **Projected Rental Income:** The lease could generate a rental income of approximately £3,000 per annum for the council.
- 4.4 **Environmental Considerations:** While the land is currently disused and overgrown, Councillors should consider the potential loss of green space/allotment land. The impact on the community and local environment should be weighed against the benefits of resolving parking issues and supporting local businesses.
- 4.5 **Ringfencing Funds:** The rental income generated from this lease can be specifically ringfenced for improvements to the allotment site. This could include enhancing internal parking facilities and pathways for the allotment tenants, thereby directly benefiting the allotment community.

5.0 Misc Considerations

- 5.1 Land classification would require change of use.
- 5.2 There is a phone mast positioned in between the site and where the parking request is. This is something that would need to be included within the planning application as the operator or planners may object to the risk posed of passing vehicles.
- 5.3 Tenant / site privacy. The location is in close proximity to tenants. Therefore, a natural hedgerow screening would be advisable to provide privacy to tenants along with providing a long term biodiversity benefit.
- 5.4 Economic Benefits: Supporting the request could provide broader economic benefits by supporting local businesses, including job creation, increased local spending, and potential boosts to the local economy.
- 5.5 The Council could consider utilising the space for its own allotment parking.

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1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission. Reason: To comply with the requirements of Section 91 (1) of the Town & Country Planning Act 1990.
2. This approval shall be in respect of drawing 522/001, 522/005, 522/050 and Design and Access Statement received by the Local Planning Authority on 16 December 2019. Open Space Assessment received by the Local Planning Authority on 03 March 2020. Revised drawings 522/300 and 522/050 received by the Local Planning Authority on 14 April 2020. Reason: To define the scope of the development hereby permitted, in accordance with section 72 of the Town and Country Planning Act 1990.
3. The development hereby permitted shall be constructed using materials as stated on the approved plans. Such materials shall be retained thereafter in their approved form. Reason: To ensure that the appearance of the development is satisfactory.
4. No drainage equipment shall be installed in connection with the use hereby authorised unless in accord with details that have first been submitted to and approved in writing by the LPA. The equipment shall be operated in accord with the agreed details. Reason: To safeguard residential and visual amenity.
5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended) the recycling area shall be used for the storage of PVC and frames in connection with the adjacent window supply business only. Reason: in the interests of amenity.

6.0 Site images

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