

## Minutes of a meeting of the Regulatory and Appeals Committee (sitting as Trustees) held on Monday 14 May 2018 at City Hall, Bradford

Commenced 4.40 pm  
Concluded 5.05 pm

### Present – Councillors

CONSERVATIVE	LABOUR	LIBERAL DEMOCRAT
Brown Rickard	Warburton Amran Watson	Griffiths

### Councillor Warburton in the Chair

Apologies: Councillor Lee

#### 96. DISCLOSURES OF INTEREST

No disclosures of interest in matters under consideration were received.

**NO ACTION**

#### 97. INSPECTION OF REPORTS AND BACKGROUND PAPERS

There were no appeals submitted by the public to review decisions to restrict documents.

**NO ACTION**

#### 98. REQUEST FOR SALE OF FORMER PARK KEEPER'S LODGE, WIBSEY PARK, BEACON ROAD, WIBSEY, BRADFORD

A report was presented by the Strategic Director, Place in respect of a request to permit the disposal of the former Park Keeper's Lodge and grounds at Wibsey Park, Beacon Road, Bradford (**Document "BA"**).

The report explained that the plot formed part of the land known as Wibsey Park, which was a registered charity of which the Council was Sole Trustee. The condition of the Lodge had been assessed and it had been declared surplus to the operational requirements of the Parks and Greenspace Service. It was therefore suggested that the buildings and land be sold and the capital receipt used for improvements to the remainder of the park, for the benefit of its users.

The Solicitor to the Trustees stressed that the important thing for the Trustees to

consider was what was best for the Trust.

The Strategic Director proposed the imposition of two restrictions on the sale to ensure that the property could only be used for residential purposes and in respect of the point of access and enclosure of the perimeter by suitable means.

The Trustees noted that:

- There was a balance to be achieved between the number of restrictions placed on the sale, to protect the Park, and the potential impact of this on the purchase price and thus the benefit to the Park.
- There was a need for an appropriate boundary treatment both in terms of quality and it being in keeping with the character of the Park but this should not be at a prohibitive cost.
- Any future residents of the Lodge should not be able to object to reasonable activity within the Park.

In response to questions, the Strategic Director and the Solicitor explained that the proceeds of sale would be held in a separate bank account for the Trust; this could be used in whatever manner the Trust saw fit. Officers could consult the Friends of Wibsey Park group about how the funds might be spent.

**Resolved –**

- (1) **That the Strategic Director, Place be authorised to advertise the sale of the former Park Keepers Lodge and grounds at Wibsey Park, Beacon Road Bradford and, subject to no objections being received, to make the necessary arrangements to sell the property through the Council's Sale of Assets process and to reinvest the proceeds as capital investment into the park.**
- (2) **That, should objections be received to the sale, the Strategic Director, Place submit a further report to this Committee for consideration.**
- (3) **That, in order to protect the amenity and recreational value of the park for its users, the arrangements for the sale of the property:**
  - (a) **include a restriction that the property may only be used for residential purposes; and**
  - (b) **provide that access to the property will be from Beacon Road only and that the property be otherwise enclosed, at the expense of the purchaser, by a perimeter fence which the Trust considers to be suitable and in keeping with the character of the Park.**

**ACTION:** *Strategic Director, Place*

Chair

**Note: These minutes are subject to approval as a correct record at the next meeting of the Regulatory and Appeals Committee.**