



Report

Agenda Item 9 (ii)

Meeting: Full Council

Date: 21 July 2022

Report Author: Clerk to the Council

Land at Woodfield Avenue

Introduction

1. At a meeting of the Environment Committee held on 7 July 2022, Members asked that a report is submitted to Council re. the above, including details of any easement in place. This followed concerns by Members that the land might be sold for development.

Key Issues

2. The land has now been agreed for sale. It is understood that the new owner will maintain the land in its current condition. The site includes car parking and access into Radyr Woods.
3. The Council purchased and installed a container for the Radyr Woods Wardens to store any equipment and the Wardens have recently erected a fence around the container. The container is situated on the car park.

Grant of Easement at Radyr Wood - Grant of Rights

4. In consideration of the sum of £1.00 (one pound) plus VAT paid by the Grantee (the Council) to the Grantor (John Scott) the receipt of which is acknowledged, the Grantor grants to the Grantee the following rights listed below subject to the observance and performance of the covenants contained in clause 3 and conditions contained in clause .
5. The Grant of Easement has been in place on the land between the late John and Daphne Scott ("Grantor") and the "Grantee" since 23 January 2016. This Grant of Easement gives the Council and all other persons authorised by them the right to pass and repass over the land for the purposes of access to and egress from Radyr Woods together with the right to enter the said land with equipment or materials as may be necessary for the purpose of carrying out works of improvement repair or maintenance to the said land and to the Radyr Woods to do all such acts as may be necessary in carrying out such repair or maintenance and also with the right to park motor vehicles on the said land but not for any other purpose whatsoever TO HOLD the said rights unto the Grantee during a term of 25 years.

Risk Management Implications

6. N/A

Legal Implications

7. In certain circumstances the Council may be able to purchase land though this would not be necessary if the sale takes place.

Recommendation

8. It is **recommended** that the Council continues to monitor the position in order to ensure that the sale progresses in the manner described above.