

Meeting of:	Cabinet
Date of Meeting:	Thursday, 20 June 2024
Relevant Scrutiny Committee:	Environment and Regeneration
Report Title:	Proposed Disposal of Strip of Land at Innovation Quarter, Barry Waterfront
Purpose of Report:	To report the proposed disposal of a strip of land at the Innovation Quarter.
Report Owner:	Deputy Leader and Cabinet Member for Sustainable Places
Responsible Officer:	Marcus Goldsworthy, Director of Place
Elected Member and Officer Consultation:	<p>Local Ward Members</p> <p>Chief Executive</p> <p>Head of Finance/S151 Officer</p> <p>Operational Manager, Property</p> <p>Operational Manager, Accountancy</p> <p>Principal Lawyer</p> <p>Senior Lawyer</p>
Policy Framework:	This is a matter for Executive decision by the Cabinet.
Executive Summary:	<ul style="list-style-type: none"> The purpose of this report is to advise of a separate Part II Report submitted to this Cabinet meeting outlining the proposed disposal for regeneration purposes of a narrow strip of land indicatively shaded grey on the plan in Appendix A. The strip of land is located within the Innovation Quarter, Barry Waterfront.

Recommendation

1. That Cabinet notes the proposed disposal of the Site indicatively identified shaded grey on the plan in Appendix A, further detailed in a separate Part II report submitted to this Cabinet meeting.

Reason for Recommendation

1. To inform Cabinet of the Part II Report regarding the proposed disposal of the Site indicatively identified shaded grey on the plan in Appendix A.

1. Background

- 1.1 The Innovation Quarter is a mixed-use development involving a joint venture between the Vale of Glamorgan Council and Welsh Government aimed at regenerating c19-acres of former dockland. Within the Innovation Quarter various developments have been facilitated including the award-winning Barry Pumphouse and Goodsheds projects, the West Quay Medical Centre, the BSC and the Premier Inn. In addition, a Waterfront educational campus is proposed (subject to statutory consents) on part of the Innovation Quarter.
- 1.2 A narrow strip of undeveloped former railway land (“the Site”) is located within the heart of the Innovation Quarter between the Goodsheds and the educational campus development Site. The Site is indicatively identified shaded grey on the plan in Appendix A. It measures c0.2 acres (0.09 hectares) and is in the freehold ownership of the Vale of Glamorgan Council.

2. Key Issues for Consideration

- 2.1 It is recommended that the site is disposed of (by virtue of a lease) with the aim of securing investment and it being developed and brought back into beneficial use as part of the Innovation Quarter regeneration project.
- 2.2 A separate Part II Report submitted to this Cabinet meeting sets out the proposed disposal of the Site.

3. How do proposals evidence the Five Ways of Working and contribute to our Well-being Objectives?

- 3.1 The proposed disposal of the Site accords with the Five Ways of Working and our Well-being objectives as follows:
- 3.2 *a) Involvement* - The community would be consulted as part of the statutory planning process for any future use/development proposal on the Site;
- 3.3 *b) Collaboration* – The council (in its role as Landlord) and the eventual Purchaser (as Lessee) will collaborate to facilitate the regeneration of the Site to complement the Innovation Quarter and Waterfront;

- 3.4 *c) Integration* – The aim will be to facilitate the redevelopment of the Site with uses that sensitively integrate within the master planned Innovation Quarter and wider Waterfront;
- 3.5 *d) Prevention* - An aim of the proposed disposal is to prevent the underutilisation of the Site;
- 3.6 *e) Long Term* - An aim of the proposed disposal of the Site is to improve Barry as a great place to live, work and play and in so doing provide long term economic benefits for the town and its surrounding area.

4. Climate Change and Nature Implications

- 4.1 The future use/redevelopment of the Site will factor in Climate Change and the importance of decarbonisation to help protect and sustain the environment and encourage biodiversity over the long term.

5. Resources and Legal Considerations

Financial

- 5.1 Any capital receipt generated from the disposal of the Site, may be shared with the Welsh Government if required in accordance with the Innovation Quarter Joint Venture.

Employment

- 5.2 The disposal of the Site will be for regeneration purposes aimed at bringing the land back into beneficial use as part of the Innovation Quarter, and depending on the end use could create and/or safeguard jobs.

Legal (Including Equalities)

- 5.3 The Vale of Glamorgan Council owns the freehold interest of the Site.
- 5.4 Under section 123 of the Local Government Act, the Council may dispose of land or property held by it in any manner it wishes. However, the Council has a statutory and fiduciary duty pursuant to section 123 to secure the best consideration possible for any property disposal. There is no intention of disposing the Site at less than best consideration.

6. Background Papers

None.

APPENDIX A: SITE PROPOSED FOR DISPOSAL (SHADED GREY)

(PART I REPORT TO CABINET)

