

**Committee:** Community

**Agenda Item**

**Date:** June 19, 2008

**11**

**Title:** LAND ADJACENT HAMEL WAY,  
WIDDINGTON

**Author:** Eileen Evans, Right to Buy & Leasehold Officer, Item for decision  
01799 510388

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## Summary

- 1 This report advises the Committee of a request from Widdington Parish Council to regularise the position relating to their use of District owned land at Hamel Way, currently used as a residents play area, by granting them formal lease for this land.

## Recommendations

- 2 The area of land in Widdington be leased to Widdington Parish Council at a nominal rent of £50 per year for a period to be determined by Members. The lease would include a break clause, for example – a minimum of one year's notice following a set period of time and would be subject to any necessary terms and conditions specified by the Chief Executive.

## Background Papers

- 3 The following papers were referred to by the author in the preparation of this report and are available for inspection from the author.
  - Communications between Asa Clark – Parish Clerk, Widdington, the Council's Legal Services and Head of Housing Services
  - Copy plan indicating current development limits
  - GIS ordnance plan

## Impact

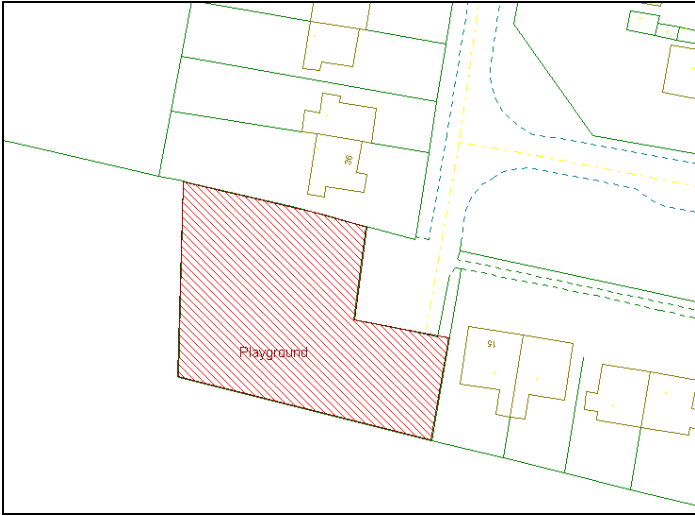
4

Communication/Consultation	Widdington Parish Council
Community Safety	No change to current situation
Equalities	N/A
Finance	The land concerned is a Council asset and a nominal fee would be charged

Human Rights	N/A
Legal implications	Required relating to land issues
Ward-specific impacts	No change to current situation
Workforce/Workplace	N/A

**Situation**

5 The District Council is the Freehold owner of the play area at Hamel Way, Widdington.



6 The Council leased the area – shown on the above plan – to the Parish Council under a formal 3 year renewable lease from 1975 to 1992 for the purpose of providing a play facility for residents of the village, and they have continued to maintain/occupy the area since 1993 although the formal lease expired.

7 Confirmation of the verbal agreement in 2000 is unavailable but the Parish Council have now obtained a grant to install new equipment and security of a formal lease is needed to support applications for funding.

8 They have suggested a 99 year lease would be appropriate in view of the installation of new play equipment on the site.

9 Discussions with Planning Services show the land to be within development limits (Policy S1) so there would be no objection to a new build request. However, this would be conditional on an alternative site for the play area being found to ensure the facility would not be lost to the community.

**Risk Analysis**

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Risk	Likelihood	Impact	Mitigating actions
Potential use of land for future development	Medium	Low	Offer a reduced term & include a break clause with notice after a set period of time in conditions attached to lease

Land Adjacent Hamel Way  
Community Committee, June 19, 2008, Item 11

**From:** Catherine Nicholson  
**Sent:** 14 February 2008 09:24  
**To:** Roz Millership; Eileen Evans  
**Subject:** FW: Play Area, Hamel Way, Widdington

**Follow Up Flag:** Follow up  
**Flag Status:** Red

**Attachments:** RE: Hamel Way play area  
[Roz / Eileen](#)

You may remember that last year the issue of the play area at Hamel Way was raised by the Parish Council. I attach the emails we had about it then. They now want to formalize the position, not least because they have obtained a grant to install new equipment.

Can you take this forward...

Thanks

Catherine

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**From:** Clarkasa558@aol.com [mailto:Clarkasa558@aol.com]  
**Sent:** 29 January 2008 21:23  
**To:** Catherine Nicholson  
**Subject:** Re: Play Area, Hamel Way, Widdington

Catherine

Many thanks for the information re the playground in Hamel Way.

The Parish Council has suggested that a 99 year lease would be appropriate with the installation of new play equipment on the site.

Regards

**Asa**

Asa Clark (Mrs)  
Parish Clerk  
Widdington Parish Council  
Fellowes Farmhouse  
Debden Green  
Saffron Walden  
Essex CB11 3LX  
01371 831240  
clarkasa558@aol.com

**From:** Nicholson, Catherine

**Sent:** 05 March 2007 09:18

**To:** Roz Millership

**Subject:** RE: Hamel Way play area

It would be nice to know what was in the letter – But David has no recollection!!!! I'll ask the Parish Clerk what she has...

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**From:** Millership, Roz

**Sent:** 04 March 2007 20:06

**To:** Nicholson, Catherine

**Subject:** RE: Hamel Way play area

It would be nice to know what David wrote in 2000

I don't suppose there are any copies of the letter?

Can't see any problem in giving them a lease - I'll have a word with John and try to put it on the agenda for the next committee meeting - just missed one unfortunately.

Roz

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**From:** Nicholson, Catherine

**Sent:** Wed 28/02/2007 16:27

**To:** Millership, Roz

**Subject:** Hamel Way play area

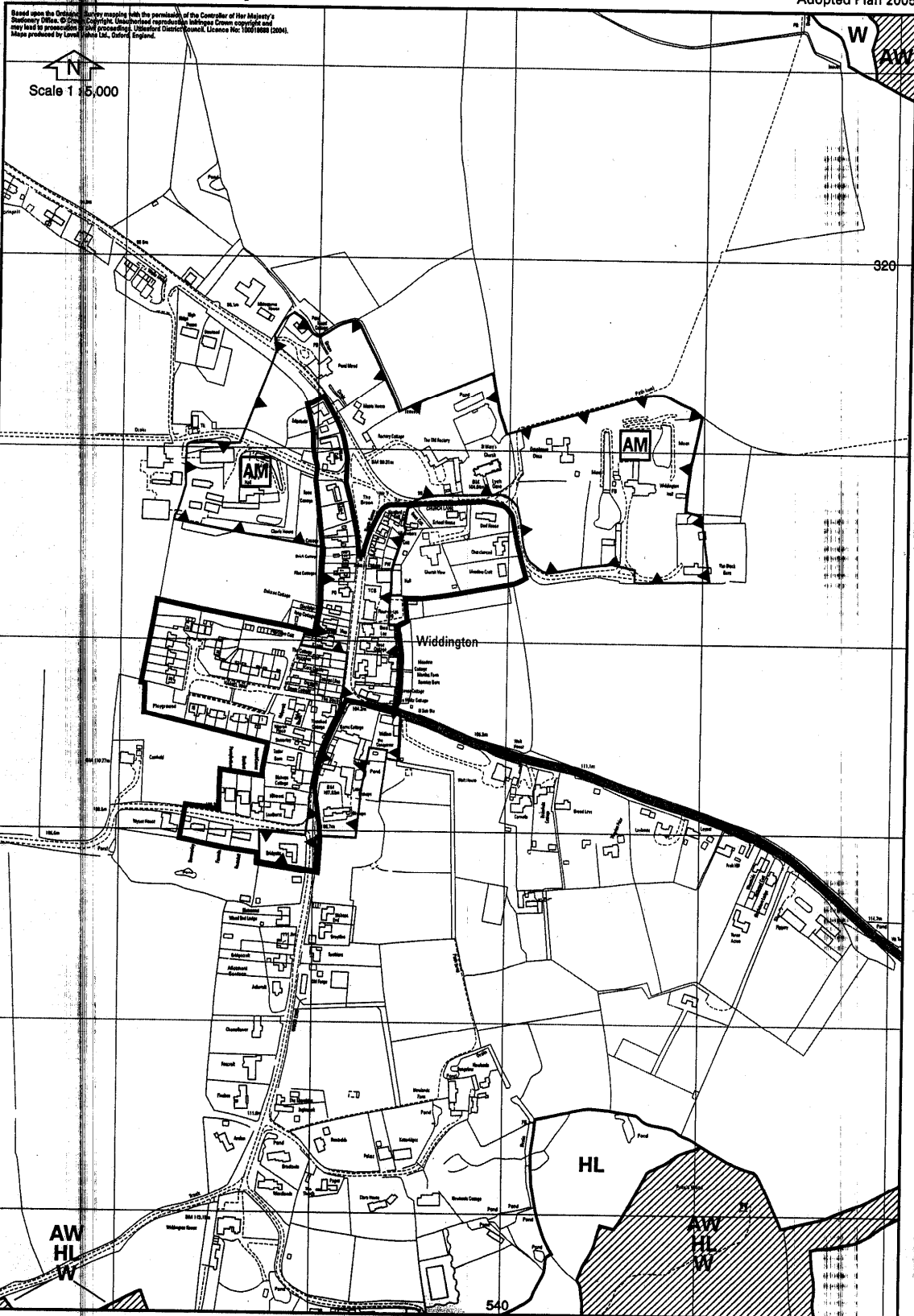
Sorry – Just bombarding you today! Hamel Way play area – apparently the Parish Council have been running and maintaining the play area for years even though their existing lease ran out in 1993. There is apparently some correspondence with David Demery in 2000 agreeing to let them continue on there. However, we need to formalise the situation now, esp. as the PC need the security of a lease to be able to apply for funding to get new equipment.

It seems similar to the position that we had with the car park down. Can you let mw know what you think – I would imagine we would have to take it to committee!

Catherine

# Uttlesford Local Plan Widdington Inset Map

Adopted Plan 2005



# Uttlesford District Council

MAP REFERENCE: TL5331NE SCALE: 1:1250

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