

ISLE OF ANGLESEY COUNTY COUNCIL

Report to	Executive Committee
Date	13th January 2014
Subject	Compulsory Purchase of Lands to undertake highway improvement schemes at Gorad Road, Valley and at Maes Glas, Bethel, Bodorgan.
Portfolio Holder(s)	Ricahrd Dew
Lead Officer(s)	Dewi R Williams
Contact Officer	Dewi R Wiliams
Nature and reason for reporting	
<p>Following lengthy negotiations with landowners at both Gorad Road, Valley and Bethel, Bodorgan agreement has not been reached on a fair price to purchase land to complete highway improvement schemes that are vital to the safety of road users, particularly pedestrians in both instances.</p>	

A – Introduction / Background / Issues

1. At Gorad Road, Valley Welsh Government funding is available, via a Safe Routes in Communities to construct a 105m length of footway along a section of road that is well used by pedestrians at a cost in the region of £45k. There are footways at either end of this section of road, but not along this length, hence forcing pedestrians to walk in the road.

Negotiations with the three land owners have been ongoing since 2007, with the two landowners who would lose part of their garden appearing amenable to sell at an agreed negotiated price. Unfortunately the main landowner refuses to sell a 1 metre wide strip of field at a reasonable price to enable the works to proceed.

Over the years there has been considerable pressure for the implementation of this scheme from the Valley Community Council, our Member of Parliament, our Assembly Member and local County Councillors both past and present.

2. At Maes Glas, Bethel, Bodorgan the Maes Glas estate was built in the 1980's, but unfortunately no highway gain was sought to enable the residents and others to walk safely to and from the rest of the village. The scheme would also improve visibility from the accesses to both Maes Meilir and Maes Glas

estates. The proposed scheme, valued at £70k, would provide a 170m long footway from Maes Meilir to the existing footways leading to the remainder of the village. Land is required from four properties, three of which appear to be in agreement to sell part of their gardens to accommodate the scheme at a fair price. The owners of the fourth property has refused on numerous occasions to negotiate a reasonable price for their land.

The scheme is well supported by Malltraeth Ymlaen, Bodorgan Community Council, the local Assembly Member and the local County Councillors and funding will be available from Welsh Government's Safe Routes in the Communities Programme or via their Local Government Borrowing Initiative for 2015/16.

B- Considerations

1. An alternative improvement solution is possible at Gorad Road, in that the footway would be provided on the other side of the road. However, this footway would not connect with the footway to Newlands Park, would require frontages from three properties and would be considerably more expensive (in the region of £20k) since 2 no. electricity posts would have to be moved and the electricity line placed underground.
2. At Bethel there is no other feasible alternative to the proposed scheme.
3. It would not be prudent for the Council to agree to the asking price of the landowners that are reluctant to sell as it will jeopardise all future land negotiations involving the Council.
4. Apart from the recently agreed decision on 2nd December 2013 to proceed with the Compulsory Purchase Order for land at Llanbedrgoch and Llanddona, the Council has not instigated the use of this CPO powers, which has made land purchase negotiations difficult. A willingness to proceed with these CPO's may well assist future similar negotiations.

C – Implications and Impacts

1	Finance / Interim Head of Function (Resources) and Section 151 Officer	
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C – Implications and Impacts		
2	Head of Function Legal & Administration / Monitoring Officer	
3	Human Resources	
4	Property Services (see notes – separate document)	
5	Information and Communications Technology (ICT)	
6	Equality (see notes – separate document)	
7	Anti-poverty and Social (see notes – separate document)	
8	Communication (see notes – separate document)	
9	Consultation (see notes – separate document)	
10	Economic	
11	Environmental (see notes – separate document)	
12	Crime and Disorder (see notes – separate document)	
13	Outcome Agreements	

CH - Summary

The report seeks to highlight the frustration the service has had over the years in obtaining land for these worthwhile schemes which would greatly benefit both the wellbeing and safety of the local communities of Valley and Bethel.

D - Recommendation

That the Executive authorises relevant officers within the Environment and Technical Service to proceed with the Compulsory Purchase of the land required for the highway improvement schemes at both Gorad Road, Valley and Maes Glas, Bethel.

Name of author of report: Dewi R Williams

Job Title: Head of Service (Environment and Technical)

Date: December 2013

Appendices:**Background papers**