

Single Member Cabinet Decision

**Executive
Forward Plan
Reference****E3617****Land at Junction of Venus Lane and Church Lane, Clutton BS39 5SF and Burchill Close Play Area, Clutton BS39 5PR– Recommendation for a Community Asset Transfer of both assets**

Decision maker/s	Cllr Paul Roper, Cabinet Member for Economic and Cultural Sustainable Development
The Issue	Agree the land at Venus Lane / Church Lane (The Village Green) and Burchill Close Play Area are suitable assets for transfer to Clutton Parish Council, by way of Community Asset Transfers.
Decision Date	16th July 2025
The decision	<p>The Cabinet Member agrees to:</p> <ol style="list-style-type: none">1. Determine that the subject assets be transferred to Clutton Parish Council via Community Asset Transfers.2. Delegate to the Head of Corporate Estate, in Consultation with the Section 151 Officer, the power to enter Community Asset Transfers.
Rationale for decision	<p>The potential CATs will benefit B&NES by removing holding, asset management and maintenance costs. Project resources will transfer to Clutton Parish Council (CPC) with funds allocated by CPC for work in this area when the annual budget is prepared each year.</p> <p>Managing the land will be CPC's responsibility with the Village Operative checking the assets on a regular basis, together with management of litter and any dog fouling.</p> <p>Local management and responsibility for the assets will improve as a result of Parish Council personal investment.</p> <p>CATs will provide better outcomes all round and enable CPC more freedom to develop facilities and secure long-term funding in the knowledge they have secured a guaranteed longer tenure (subject to ongoing assessment that community value is maintained).</p>
Financial and budget implications	As evidenced by the social value calculation undertaken, the value created by the CATs outweigh the market rent achievable and therefore B&NES are securing better value as a result of the transfer.
Issues considered	Sustainability; Property; Corporate
Consultation undertaken	Ward Councillors; Section 151 Finance Officer; Monitoring Officer

How consultation was carried out	The SMD report forwarded to The Cabinet Member for Economic and Cultural Sustainable Development, s151 Officer, and Monitoring Officer for comment and report amends.
Other options considered	None
Declaration of interest by Cabinet Member(s) for decision:	None
Any conflict of interest declared by anyone who is consulted by a Member taking the decision:	None

Name and Signature of Decision Maker/s	Councillor Paul Roper Cabinet Member for Economic and Cultural Sustainable Development Bath and North East Somerset Council
Date of Signature	16 July 2025

Subject to Call-in until 5 Working days have elapsed following publication of the decision