

Agenda Item	13.
Report No	CS-22-13

Lease of Dornoch Common Good Land

Joint Report by Depute Chief Executive / Director of Housing and Property and Corporate Manager

Summary

This report proposes that Highland Council leases 0.44ha of Dornoch Common Good land to Royal Dornoch Golf Club in exchange for a lease of the Glebe Field. The Glebe Field will be subsequently let for community use.

1 Background

- 1.1 Royal Dornoch Golf Club currently occupies 0.44ha of Dornoch Common Good land which it uses for greenkeepers' sheds and yard. Of this area, 0.29ha is already leased to the Golf Club for £500 per year (although it is not clear whether a formal lease was ever concluded).
- 1.2 In 2004, the Golf Club requested to extend the area by 0.15ha to a total of 0.44ha to provide space for an additional shed and wash down area. The then Highland Councillor for Dornoch Firth proposed an exchange of a lease for the area used for the greenkeepers' sheds for a lease for the Glebe Field (estimated 2.75ha), which is owned by the Golf Club. Initial discussions proposed that the Glebe Field should be used as an extension to the neighbouring Meadows Recreation Ground. The initiative appears to have stalled over a disagreement over the length of lease required and an inability to source the funding for the required improvements to the Glebe Field.
- 1.3 The Golf Club and Dornoch Community Council recently resumed discussions regarding the previously proposed Greenkeepers' Sheds / Glebe Field exchange of leases. The Golf Club is now willing to offer the Glebe Field for any community use. The community have identified a number of uses for the field including allotments, composting area and plant nursery. The community will also investigate the funding opportunities for an all-weather pitch.

2 Proposal

- 2.1 Highland Council Legal Services advise that the exchange of leases between the Council and the Golf Club should be separated from the lease between the Council and the community. With such a structure the Council, as Trustees for the Common Good, can argue that there is at least an equivalence in the deal, if not a benefit, in securing the Glebe Field asset for community use, and that the Trustees for the Common Good exercise an appropriate degree of control, including the subsistence of the Glebe Field lease, during the period of the

lease to the Golf Club. To achieve this the following arrangements are proposed:

- 2.2 Highland Council will enter into a 99 year lease with the Golf Club for the whole 0.44ha at peppercorn rent and otherwise on terms and conditions agreed by the Depute Chief Executive / Director of Housing and Property.
- 2.3 In return, and at the same time, the Golf Club will enter into a 99 year lease with Highland Council at peppercorn rent for the Glebe Field.
- 2.4 Highland Council will then enter into a separate 99 year lease with the community for the Glebe Field at peppercorn rent and otherwise on terms and conditions agreed by the Depute Chief Executive / Director of Housing and Property.

3 Consultation

- 3.1 Dornoch Community Council confirmed their agreement to the proposed exchange of leases at their meeting on 17 April 2013.
- 3.2 East Sutherland and Edderton Ward Members supported the proposed exchange of leases at the Ward Business Meeting on 22 April 2013.

4 Implications

4.1 Financial Implications

Leasing 0.44ha of Dornoch Common Good land at peppercorn rent will result in a loss of income to the Dornoch Common Good Fund of £500 per year plus the rent for the additional 0.15ha. However this can be seen as being offset by the benefit to the community through the use of the Glebe Field.

4.2 Other Implications

There are no legal, equalities, climate change or risk implications.

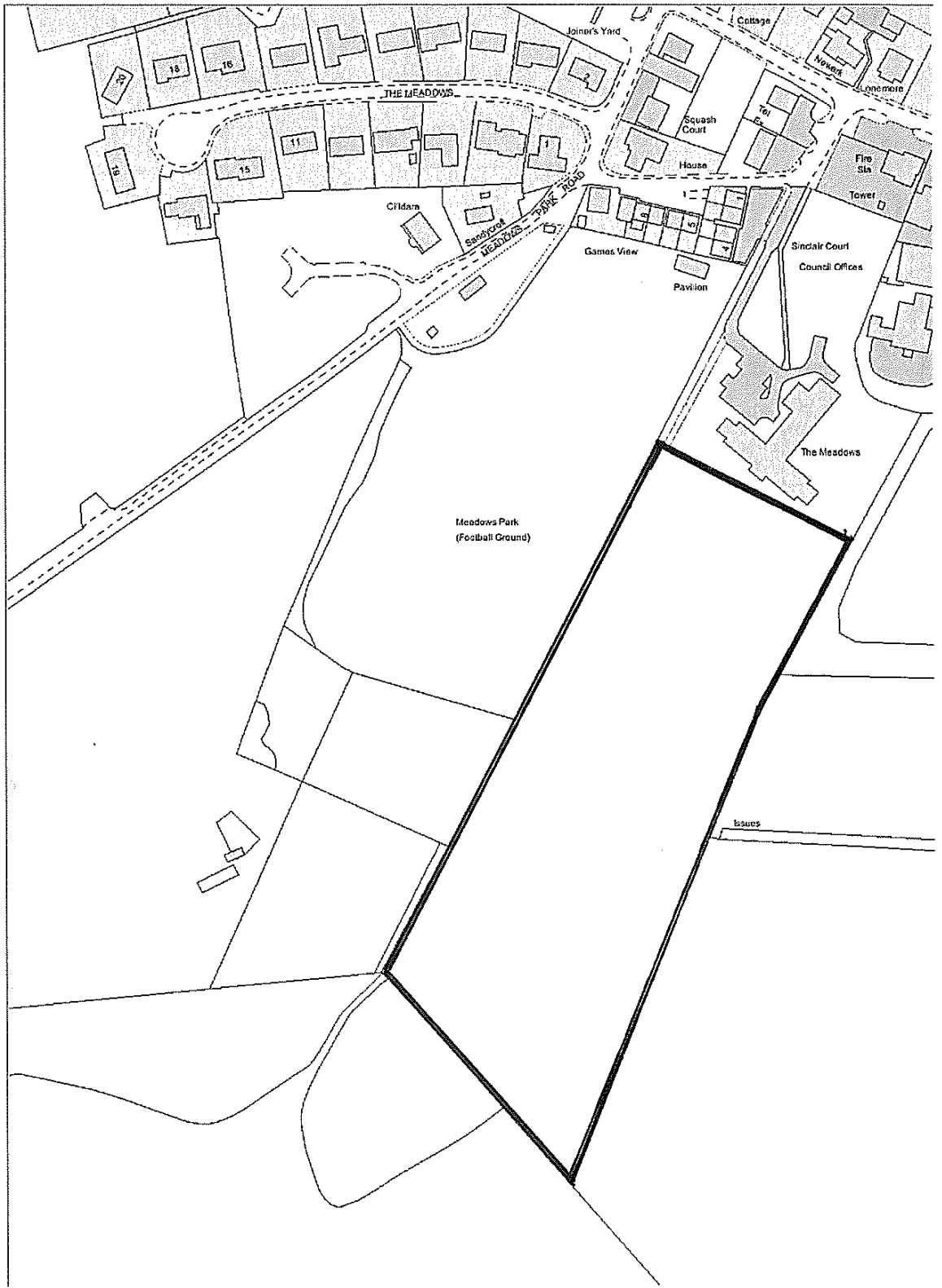
Recommendation

Members are recommended to approve the exchange of leases between Royal Dornoch Golf Club, Highland Council and the community of Dornoch as outlined in the report.

Designation: Depute Chief Executive / Director Housing and Property
Corporate Manager

Date: 24 April 2013

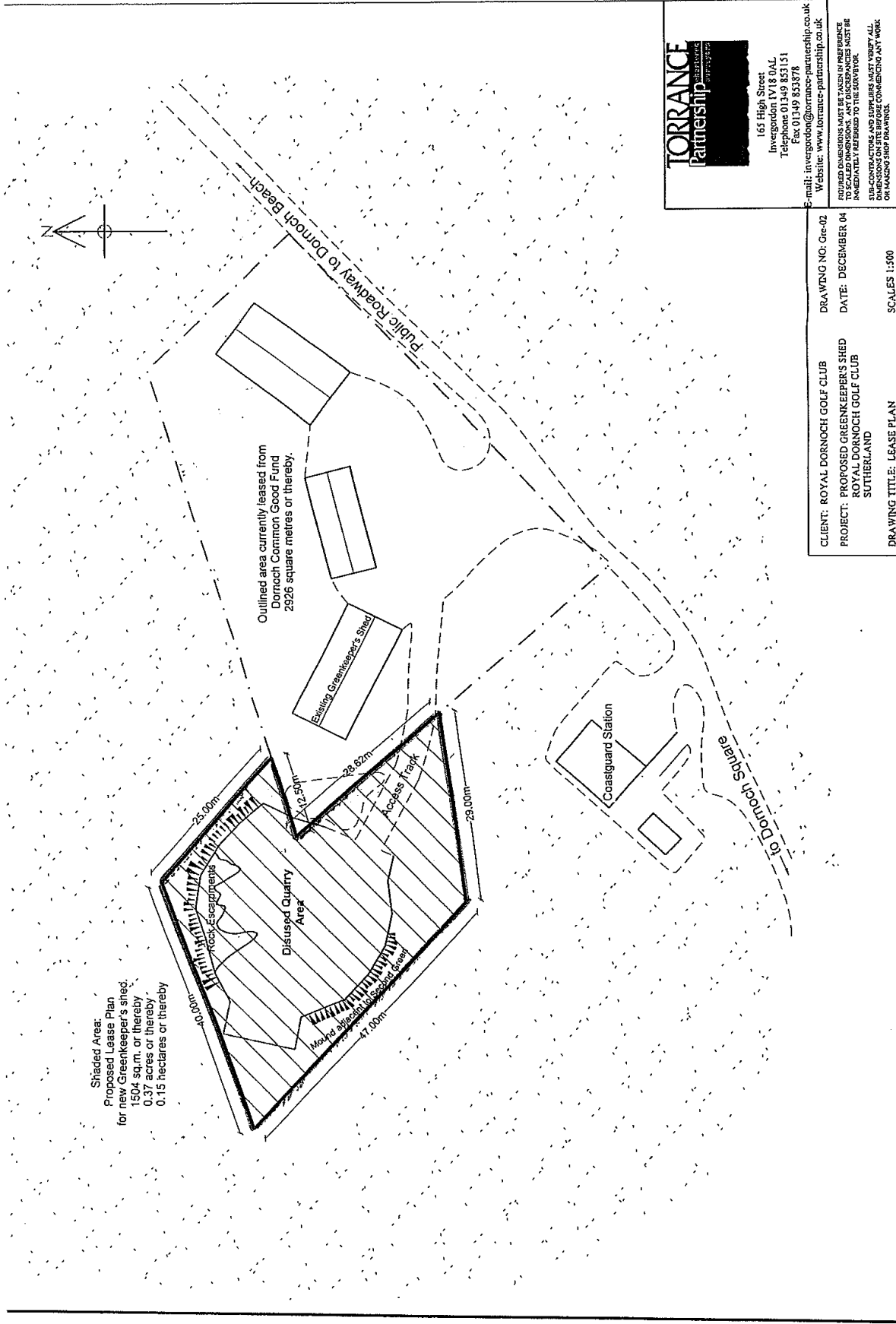
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**The Highland
Council
Comhairle na
Gàidhealtachd**

**Glebe Field, Dornoch
Scale 1:2500**

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Shaded Area:
 Proposed Lease Plan
 for new Greenkeeper's shed.
 1504 sq.m. or thereby
 0.37 acres or thereby
 0.15 hectares or thereby

Outlined area currently leased from
 Dornoch Common Good Fund
 2926 square metres or thereby.

Existing Greenkeeper's Shed

Coastguard Station

Public Roadway to Dornoch Beach

Dornoch Square

TORRANCE
 Partnership

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 Telephone 01349 853151
 Fax 01349 853378
 E-mail: invergordon@torrance-partnership.co.uk
 Website: www.torrance-partnership.co.uk

DIMENSIONS SHOWN MUST BE TAKEN IN PREFERENCE TO ANY DIMENSIONS INDICATED ON THE PLAN. DIMENSIONS REFERRED TO IN THE SURVEYOR'S SUB-CONTRACTS AND SPECIFICATIONS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR MAKING SHOP DRAWINGS.

CLIENT: ROYAL DORNOCH GOLF CLUB
 PROJECT: PROPOSED GREENKEEPER'S SHED
 SUTHERLAND

DRAWING NO: Gre-02
 DATE: DECEMBER 04

DRAWING TITLE: LEASE PLAN
 SCALES 1:500