



SHEFFIELD CITY COUNCIL

Cabinet Report

Report of: Executive Director of Place

Date: March 18 2015

Subject: The Graves Park Charitable Trust:
Cobnar Cottage

Author of Report: Paul Billington

Summary:

This report summarises public objections to the proposed sale for residential use of Cobnar Cottage which adjoins the boundary wall of Graves Park. The full text of all the objections received is attached to this report as Appendix B. In July 2013 Cabinet acting as Trustee of the Graves Park Charity approved a recommendation to sell the freehold interest in the cottage on the open market for residential use and acknowledged the charitable obligation to reinvest the proceeds in improving the public facilities in Graves Park. Improvements to the park that could be funded by the proceeds of the sale include the animal farm, play facilities, recreation and sports areas, improved/extended footpaths, planting schemes and visitor facilities.

The charity no longer has any use for the cottage (it has stood vacant for several years) and the cost of renovation to the charity would be in excess of £100,000. Investment in the cottage has been deprioritised over several years in favour of spending on the upkeep of the park. The City Council is the only source of operational funding for Graves Park. Restoring the property to residential use will complement the adjoining park and the surrounding neighbourhood.

The cottage is in a poor state of repair and represents an increasing maintenance and financial liability to the charity. The Charity Commission had been consulted on the sale and had previously indicated that their consent would not be required for the proposed disposal, but, following an approach from someone objecting to the proposed disposal the Commission has changed their initial position and has now indicated that a formal scheme to authorise the disposal will be required, as covered in more detail in the Legal Property and Charity implications section of this report.

If the application for a scheme were to be successful it would enable the property to be sold on the open market for residential purposes and the proceeds of sale

to be invested in the park. Possible areas of improvement to the park that could be funded by the proceeds include the animal farm, play facilities, recreation and sports areas, improved/extended footpaths, planting schemes and visitor facilities.

In October 2013, the trustee decision to sell was considered by Council Scrutiny and it was agreed that dialogue would take place with a local group (Friends of Graves Park) who had expressed concerns about the sale. This resulted in the group being given 12 months to produce an alternative viable plan for the cottage. The group was asked to submit a detailed business case (including costs and funding) to demonstrate that their proposal would be of greater benefit to the charity than the proposed sale.

In November 2014, an outline proposal was submitted by the group (see Appendix A). The group's proposal is to demolish the cottage and create a 'historical/memorial garden' at a cost of £23,400. The group has been unable to indicate either confirmed funding or 'in principle' funding, apart from suggesting an undisclosed contribution of match funding.

In December 2014, the members of Cabinet met to consider the group's proposal and concluded that the interests of the charity would be best served by proceeding with the original decision to dispose of the cottage and there was no need to put a formal report to Cabinet at that time.

In January 2015, in the belief that the Council had the power to dispose of the property following the Charity Commission's advice, a public notice of the decision to sell was issued in accordance with the requirement contained in section 121 of the Charities Act 2011. A number of public objections, plus objections from the 3 ward councillors were received. An online petition objecting to the sale has also been presented (see Appendix C).

The principal objection is that the sale of the cottage would be in breach of the covenants imposed on Graves Park and/or the Council, as trustee, does not have the power to sell the cottage. Whilst there are restrictive covenants affecting the trust property, there aren't any that prevent or restrict the trustees' ability to sell the property. This point is covered in more detail in the Legal Property and Charity implications section of this report.

Objection has also been made on the basis that a disposal of Cobnar Cottage is the "thin end of the wedge" and would lead to other disposals of parts of Graves Park. This is not the case. The disposal of the cottage is a one off proposal that must be considered in isolation on its own merits. It is only fact that the cottage represents a very small proportion of the total area of the park and has not for a significant period (if ever) been used as part of the publically accessible park, which means that the ability of the Council, as trustee, to carry out the objects of the charity is not affected by its sale..

Some of the objections mention the alternative use of the cottage site put forward by the Friends of Graves Park, but this cannot be considered to be in the best interests of the charity for the reasons set out in the Financial, Legal, Property and Charity implications section of this report.

The petition does not mention any specific grounds of objection, so it is not possible to make any specific comment on this other than to note the petition.

Reasons for Recommendations:

The disposal of this surplus property on the open market would convert a current liability into an asset for the benefit of the Charity and therefore park users. It would also start a process that will lead to the cottage being restored to residential use and provide a significant investment fund for the charity to improve the park.

The objections raised to the disposal principally focus on the Council's legal right to sell the cottage, but a successful application for a scheme would deal with this issue, as set out in this report. The only alternative proposal to disposal put forward is demolition and creation of memorial garden put forward by the Friends of Graves Park, but this cannot be considered to be in the best interests of the charity for the reasons outlined in this report.

Recommendations:

That Cabinet acting as Charity Trustee:

- a. Note the objections received, but for the reasons set out in this report, authorises the Director of Legal and Governance to make an application to the Charity Commission for a scheme to give the Trustee the power to dispose of the freehold interest in Cobnar Cottage and to invest the capital receipt in improving the facilities in Graves Park, rather than holding it as a permanent endowment and just applying the income to the charitable objects; and
- b. If an appropriate scheme is made by the Charity Commission following the application, confirms its authority to proceed with the disposal in accordance with the recommendations approved following the report to Cabinet on July 17 2013.

Background Papers:

1. Reports to Cabinet (July 17 2013) and Scrutiny (October 4 2013)
2. Proposals from Friends of Graves Park
3. Objection letters and petition

Category of Report: Open

Statutory and Council Policy Checklist

Financial Implications
YES: Paul Schofield
Legal Implications
YES: David Blackburn
Equality of Opportunity Implications
NO
Tackling Health Inequalities Implications
NO
Human rights Implications
NO:
Environmental and Sustainability implications
NO
Economic impact
NO
Community safety implications
NO
Human resources implications
NO
Property implications
YES: Dave Wood
Area(s) affected
Relevant Cabinet Portfolio Leader
CIlr Isobel Bowler
Relevant Scrutiny Committee if decision called in
Economic and Environmental Wellbeing Scrutiny and Policy Development Committee
Is the item a matter which is reserved for approval by the City Council?
NO (Cabinet acting as Charitable Trustees)
Press release
NO

The Graves Park Charitable Trust: Cobnar Cottage

1.0 SUMMARY

- 1.1 This report summarises public objections to the proposed sale for residential use of Cobnar Cottage which adjoins the boundary wall of Graves Park. The full text of all the objections received is attached to this report as Appendix B. In July 2013 Cabinet acting as Trustee of the Graves Park Charity approved a recommendation to sell the freehold interest in the cottage on the open market for residential use and acknowledged the charitable obligation to reinvest the proceeds in improving the public facilities in Graves Park. The charity no longer has any use for the cottage (it has stood vacant for several years) and the cost of renovation to the charity would be in excess of £100,000. Investment in the cottage has been deprioritised over several years in favour of spending on the upkeep of the park. The City Council is the only source of operational funding for Graves Park. Restoring the property to residential use will complement the adjoining park and the surrounding neighbourhood.
- 1.2

The cottage is in a poor state of repair and represents an increasing maintenance and rates liability to the charity. The Charity Commission had been consulted on the sale and had previously indicated that their consent would not be required for the proposed disposal, but, following an approach from someone objecting to the proposed disposal have changed their position and have now indicated that a formal scheme to authorise the disposal will be required, as covered in more detail in the Legal Property and Charity implications section of this report.

- 1.3
- If the application for a scheme were to be successful it would enable the property to be sold on the open market and the proceeds of sale to be invested in the park. Improvements to the park that could be funded by the proceeds of the sale include the animal farm, play facilities, recreation and sports areas, improved/extended footpaths, planting schemes and visitor facilities.
- 1.4

- In October 2013, the trustee decision to sell was considered by Council Scrutiny and it was agreed that dialogue should take place with a local group (Friends of Graves Park) who had expressed concerns about the sale. This resulted in the group being given 12 months to produce an alternative plan for the cottage. The group was asked to submit a detailed business case (including costs and funding) to demonstrate that their proposal would be of greater benefit to the charity than the proposed sale.
- 1.5

- In November 2014, an outline proposal was submitted by the group. The proposal is to demolish the cottage and create a 'historical/memorial garden' at a cost of £23,400, as estimated by the group. The group was unable to indicate either confirmed funding or in principle funding, apart from suggested, but undisclosed, match funding of its own. A copy of the group's proposal is attached to this report as Appendix A.
- 1.6

- 1.7 In December 2014, the members of Cabinet met to consider the group's proposal and concluded that the interests of the charity would be best served by proceeding with the original decision to dispose of the cottage and there was no need to put a formal report to Cabinet at that time.

- 1.8 In January 2015, in the belief that the Council had the power to dispose of the property following the Charity Commission's advice, a public notice of the decision to sell was issued in accordance with the requirement contained in section 121 of the Charities Act 2011. A number of public objections, plus objections from the 3 ward councillors were received. An online petition objecting to the sale has also been presented. Copies are included with the report.

- 1.9 The principal objection is that the sale of the cottage would be in breach of the covenants imposed on Graves Park and/or the Council, as trustee, does not have the power to sell the cottage. Whilst there are restrictive covenants affecting the trust property, there aren't any that prevent or restrict the trustees' ability to sell the property. This point is covered in more detail in the Legal Property and Charity implications section of this report.

- 1.10 Objection has also been made on the basis that a disposal of Cobnar Cottage is the "thin end of the wedge" and would lead to other disposals of parts of Graves Park. This is not the case. The disposal of the cottage is a one off proposal that must be considered in isolation on its own merits. It is only fact that the cottage represents a very small proportion of the total area of the park and has not for a significant period (if ever) been used as part of the publically accessible park, which means that the ability of the Council, as trustee, to carry out the objects of the charity is not affected by its sale.

- 1.11 Some of the objections mention the alternative use of the cottage site put forward by the Friends of Graves Park, but this cannot be considered to be in the best interests of the charity for the reasons set out in the Financial, Legal, Property and Charity implications section of this report.

The petition does not mention any specific grounds of objection, so it is not possible to make any specific comment on this other than to note the petition.

2.0 **WHAT DOES THIS MEAN FOR SHEFFIELD PEOPLE**

- 2.1 The proposed sale of the cottage would start a process that should lead to the cottage being restored to a productive residential use which will complement the park and the surrounding neighbourhood. It would result in a capital receipt which would be invested in improving public facilities in the park. The alternative proposed by the Friends Group would preclude this investment and present a potential additional cost to the charity – either in the form of a capital cost and/or an on-going long term maintenance cost – and therefore potentially place further pressure on the

resources available to support the park.

3.0 OUTCOME AND SUSTAINABILITY

3.1 The freehold disposal of the property would start the process required to bring a redundant property, which the charity has no funds to invest in and no productive use for, back into active use and convert what is now an on-going liability for the Charity into an asset. This disposal would generate a capital receipt which would then be reinvested into Graves Park by the Council as Trustee of the Charity, in accordance with the objects of the charity.

3.2

The recommended 'sale and investment' option provides an appropriate and sustainable solution to the disused cottage and also assists with the long term sustainability of the park.

4.0 LEGAL, PROPERTY & CHARITY IMPLICATIONS

4.1 The objections received to the proposed disposal of Cobnar Cottage state that it would amount to a breach of the covenants contained in the Conveyance of Graves Park to the Council made on 2nd December 1925. There are restrictive covenants in the Conveyance, but there aren't any that prevent or restrict the Council's ability to sell the property. It should also be noted that, although the purchase was funded by J G Graves, the land was purchased from B A Firth and it was Mr Firth who the Council covenanted with. One of these covenants does, however, create a restriction on use. This states that "... the land hereby conveyed shall at all times hereafter be preserved as an open space wood or park and that no buildings (other than those at present existing) shall at any time be erected thereon except as hereinafter provided..." There is a further covenant that prevents the erection of further buildings without obtaining the consent and approval of the Vendor, which is what the words "...as hereinafter provided..." are referring to.

4.2

A purchaser of the cottage would need to obtain their own advice as to whether this covenant would affect their interest in the cottage, but it does not restrict the Council's ability to sell the cottage.

4.3

There appears to be confusion between the covenants imposed in the Conveyance as a contractual obligation and the Council's duties and responsibilities as trustee of the Graves Park Charity. Graves Park is what is termed "designated land" which is land that is held by a charity for a specified purpose. As there is no express power of disposal in the charity objects, a disposal of this type of land is not normally possible without making a specific application to the Charity Commission, for a scheme to give the trustee such a power.

4.4

Recent guidance issued by the Charity Commission has, however, stated that it may not be necessary to apply for a scheme if the disposal is only a small proportion of the charity's land that will not affect the ability to carry out the purposes of the charity. The sale proceeds should also be used to support the use of the remaining land for the purposes of the charity.

Where this exception applies, the charity trustee is able to rely upon the general powers relating to the disposal of trust property contained in the Trusts of Land and Appointment of Trustees Act 1996.

4.5

The Charity Commission had been contacted in relation to the proposed disposal of Cobnar Cottage and they had advised that this exception applied and there would be no requirement to apply for a scheme to

4.6

authorise the disposal.

Following an approach from someone objecting to the proposed disposal the Charity Commission has changed its position and has now indicated that a formal scheme to authorise the disposal will be required. Such a scheme, if made, would only authorise the disposal of Cobnar Cottage. It would not give any power to dispose of any other part of Graves Park, so there is no question of this setting a precedent for future disposals as has been suggested in some of the objections. These could only be made by applying for a further scheme.

4.7

The Council, as trustee of the charity, is also under a general obligation to act in the best interests of the charity. Following the initial recommendation to dispose of Cobnar Cottage taken by Cabinet on 17th July 2013, the Friends of Graves Park were given the opportunity to come up with a viable alternative proposal for the future of Cobnar Cottage. The only suggestion made was to demolish Cobnar Cottage and create a memorial garden. The cost of this, as estimated by the Friends, would be in the region of £23,000. The group has been unable to indicate any confirmed funding or in principle funding, apart from suggested but undisclosed match funding of its own. The creation of a garden would also require on-going and long term commitment of resources for its upkeep. The group has indicated that they would provide maintenance support.

4.8

However, the cost of £23,000 and on-going maintenance – whether funded or not and by whatever means - compares unfavourably with an estimated capital receipt of £80,000 if the property were to be sold. This receipt would normally be held as a permanent endowment with the income being invested in Graves Park in furtherance of the Charity's objects. The income from such a sum would be relatively small and would not have much impact, but there are capital schemes that the receipt could be applied to that would create a significant benefit to the Park and its users, in furtherance of the Charity's objects.

4.9

Cobnar Cottage does not and as far as can be established, have never formed part of the publically accessible part of Graves Park, so the sale of it would not constitute a loss to the park. On that basis and given the benefits that could be achieved in applying the capital receipt, the sale of Cobnar Cottage must be considered to be more beneficial to the interests of the charity than the alternative proposal put forward.

4.10

In the sale of the property, a covenant will be imposed to restrict future use to residential purposes only. This will put the property back into a productive residential use and will prevent a use that will conflict with the interests of the park and the neighbourhood.

5.0 FINANCIAL IMPLICATIONS

5.1 The disposal would attract a significant capital receipt. All money raised from the disposal would be re-invested into Graves Park by the trustees in accordance with the charitable objects. The alternative proposal by the Friends Group would cost an estimated £23,400 for which there is currently no confirmed or in principle funding. This initial cost and subsequent maintenance costs – whether funded or not and by whatever means - compares unfavourably with an estimated capital receipt and investment fund of £80,000 if the property were to be sold.

5.2

The City Council is the sole funder of operating costs in Graves Park. Any on-going costs relating to the cottage will place further pressure on the Council's funding for the park.

6.0 ALTERNATIVE OPTIONS CONSIDERED

6.1 The empty property is now surplus to the Council's and Charity's requirements and is an on-going liability to the Charity. A significant investment of at least £100,000 would be required to bring the property back into a habitable standard. The charity has no funds for this and even if funding were made available it has no productive use for the property. It may be possible to let the property, but the rental income would not be as beneficial to charity as the capital receipt obtained by selling the property. The Friends Group proposal requires a smaller investment of £23,400, but would create an on-going maintenance liability and not generate any possibility of deriving an income. It would also preclude any capital receipt to invest in improving the park.

7.0 REASONS FOR RECOMMENDATIONS

7.1 The disposal of this surplus property on the open market would convert a current liability into an asset for the benefit of the Charity and therefore park users. It would also start a process that will lead to the cottage being restored to residential use and provide a significant investment fund for the charity to improve the park.

7.2 The objections raised to the disposal principally focus on the Council's legal right to sell the cottage, but a successful application for a scheme would deal with this issue, as set out in this report. The only alternative proposal to disposal put forward is demolition and creation of memorial garden put forward by the Friends of Graves Park, but this cannot be considered to be in the best interests of the charity for the reasons outlined in this report.

8.0 RECOMMENDATION

8.1 That Cabinet acting as Charity Trustees:

- a. Note the objections received, but for the reasons set out in this report, authorises the Director of Legal and Governance to make an application to the Charity Commission for a scheme to give the Trustee the power to dispose of the freehold interest in Cobnar Cottage and to invest the capital receipt in improving the facilities in Graves Park, rather than holding it as a permanent endowment and just applying the income to the charitable objects; and
- b. If an appropriate scheme is made by the Charity Commission following the application, confirms its authority to proceed with the disposal in accordance with the recommendations approved following the report to Cabinet on July 17 2013.

APPENDIX A

Bolehill/Cobnar Cottage

Proposed Horticultural/Memorial Garden

Description of Works

The Friends of Graves Park is proposing that the cottage is carefully taken down to approximately 1 metre in height with some variations retaining window and door positions on the rear elevation.

- Serviceable stone and lintels retained for use in developing the garden area framework (brick toilet, porch and roof of the stone outbuilding removed completely), including the internal cottage wall.
- The electricity and gas service disconnected with water and drainage retained.
- Positions of both fireplaces and the stairwell area would be transformed into stone built, soil filled sensory herb beds.
- The 500mm wide outer wall structure would be creatively finished to form a centrally soil filled container for planting i.e. with ferns, aubrietia, saxifrage etc.
- The doorway from Cobnar Road would be retained with an improved stone ramp from the road and a self-closing gate installed inside the entrance affording a 1 metre wide disabled access.
- At the rear doorway to the garden the stone jambs and lintel framework with some supporting stonework would be secured and retained with a view to it supporting climbing roses and honeysuckle.
- Internally the cottage floor is concrete; reclaimed flat stone would be bedded and laid raising the level and creating a stone paved finish, also preventing the area tanking water.
- On the top section of the reduced south facing cottage wall, 3 York stone memorial plaques would be installed, illustrating the historical significance to the Bolehill Hamlet of Robert Lindley, Ethel Gallimore, J. G. Graves and Jan Wilson.
- The boundary between the cottage garden and the car park would be fenced with a timber post and bow-topped panel fence 1.5 metres high, which would allow the garden to be viewed by the public.
- The current garden access from Cobnar Road would be used as a combined self-closing double leaf gate, retaining the historic stone gate pillar set in the boundary wall, which would afford pedestrian, wheelchair and a service vehicle access provision; the surface of the drive would be paved with reclaimed flat stone from the cottage.
- A small dry stone wall would form the framework of the access and the garden surrounds.

□ Around the outside of the reduced cottage walls a dry stone wall would be constructed forming a soil filled container 600mm wide and 300mm deep, planted with roses, jasmine, campanula and sensory herbs. This wall would
Business Plan Researched and produced by Ernest Brewin 19th December 2014

- continue alongside the Cobnar Road boundary and be planted with pyracantha, berberis and herbaceous geranium.
- The Patio area of the garden would be cleared of debris and the paving exposed and enlarged using reclaimed flat stone from the cottage.
- A use of the stone lintels would be to create some seating within the patio area.
- The remaining garden area up to the timber fence and along the park side wall would be soiled.
- The stone built store would be reduced in height; the interior filled with stone debris, soil filled and planted as a feature with a combination of poppy and crocosmia, to create a colourful floral display.
- The remaining garden area would be planted with a wide selection of flowering berry bearing shrubs, herbaceous perennials and fragrant herbs; the existing female holly being retained as a feature.
- The grassed border along the frontage of the cottage would need to be protected from car parking by the installation of reclaimed large stone from the wall of the store. The poor quality grass would be removed and the margin planted with cotoneaster and a selection of bulbs.

Mature Beech Tree Specimen

In respect of the purple beech, a tree surgeon has been consulted with a view to reducing some of the excess weight of heavy branching, shaping up the canopy to enable the better survival of the tree.

All heavy branches removed will be cut into manageable lengths to form outline bulb planting areas, the bark chippings would remain on site for mulching purposes. The established brambles will be removed from beneath the tree, the area soiled, fertilised and cultivated to improve its nutrient content.

Information Centre

The cottage outline and refurbished garden would form the base for an information centre, giving details of the history of Norton Park, the Bolehill Hamlet as it is uncovered by the "Norton in the Heart of Chantreyland" group currently working on uncovering the history and archaeology of the area. Business Plan Researched and produced by Ernest Brewin 19th December 2014

Budget Costings

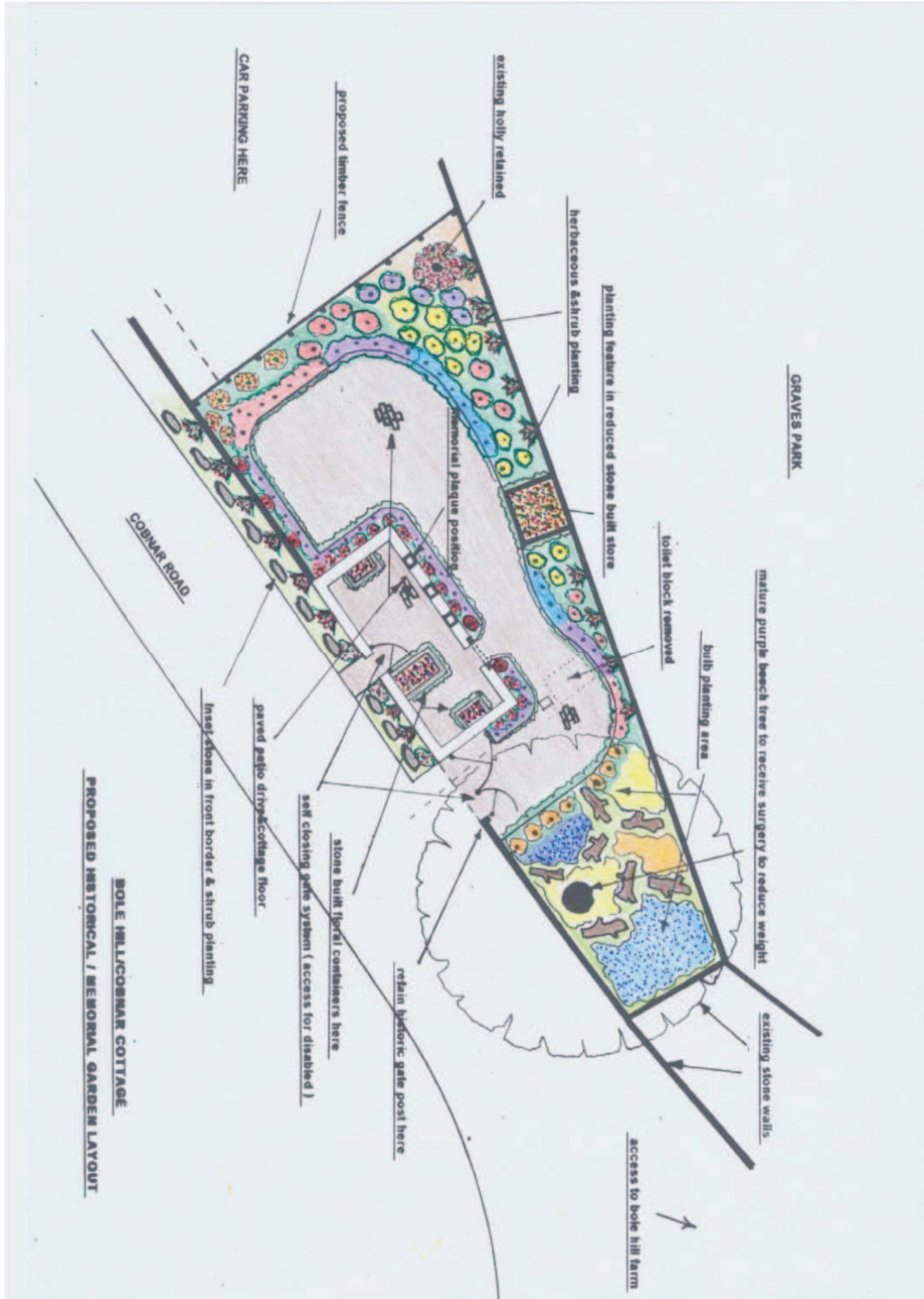
Whilst more work is required to draw up exacting costs for all the works involved, the Friends of Graves Park Trust has arrived at some realistic figures. Item

	Description	Cost £
1	To carefully take down the cottage structure, conserve all the necessary selected stone and preserve the outline of the building (private contractors). NB not a demolition	10,000.00
2	To the supply and installation of a timber post and panel fence between the car park and cottage boundary	2,048.00
3	To the supply and installation of self-closing gate systems	3,072.00
4	To clear area of general debris. Create garden feature with dry stone walls, paving of patio, drive, floor of cottage and stone built containers within the cottage. To the supply and spreading of topsoil	5,500.00
5	To supplying and fixing of 3 x York stone memorial stones to fit reduced cottage wall NB cost of wording not yet known (no cost) (estimate)	300.00
6	To the supply of selected shrubs, herbs, herbaceous plants and bulbs to be planted by Friends of Graves Park	1,500.00
7	To tree surgery required to conserve the mature beech tree	660.00
	Total budget costs =	23,080.00

Conclusion

These proposals are made by the Friends of Graves Park Trust, making the site into something of a historical, memorial, ecological and information centre, the group undertaking a considerable amount of the work including maintenance. The restored garden area will be used by members of the public; including disabled wheel-chair access. The plan incorporates the reuse of reclaimed stone from the cottage on site. Further savings may be made by encouraging the plants at item 6 to be donated for free by the public. In addition, members of the local community have already expressed an interest in providing some labour and involvement for free.

In addition the considerable impact from the Heritage sponsored "Norton in the Heart of Chantreyland" historical survey makes the whole project viable in raising finance from such as the Heritage Lottery and others.



APPENDIX B

Cobnar Road
Woodseats
Sheffield
S8 8QB

13th February 2015

Kier Asset Partnership Services Ltd
4th Floor Cathedral Court
1 Vicar Lane
Sheffield
S1 1HD

Dear Sirs

Do not sell Cobnar Cottage

I understand it is proposed to sell Cobnar Cottage.




Alderman Graves was kind enough to leave the park and the buildings within for the benefit of the citizens of Sheffield. As very close neighbours to the cottage, we strongly disagree that it is sold. It would be going against the intention of Alderman Graves.

As it is charitable parkland and the covenants state clearly it cannot be sold, it must be kept as part of the park. It would be good to convert the site into an historical memorial garden, retaining the imprint of the cottage for posterity, at no cost to the Council. After much research, the Friends of Graves Park would do an excellent job at keeping history alive.

There are hundreds of people use the park every day, whatever the weather, and it would be a great loss to the citizens of Sheffield and an insult to Alderman Graves.

Please do not sell Cobnar Cottage

Yours sincerely

cc Sheffield City Council

Bill 


Kier Partnership Services Limited
4th Floor, Cathedral Court
1 Vicar Lane
Sheffield
S1 1HD

[REDACTED]
Hackthorn Road
Woodscats
Sheffield
S88TB
17/02/2015

Dear Sir/Madam

Objection to the Sale of Cobnar Cottage in Graves Park

I object to any sale or disposal of Cobnar Cottage, this is built on land which was gifted to the people of Sheffield by J. G. Graves.

Cobnar Cottage and the land on which it stands are protected by the original covenants of the Graves Park Charity, which clearly state that the land should be kept as parkland forever.

This land belongs to the people of Sheffield and not the City Council. Sheffield City council should be protecting this gift and not selling off parts of the land at any opportunity

It would seem that this is not the first time that Graves Park is under threat from this council. And I suspect that this won't be the last.

This is a cottage which the council has failed to maintain, any building no longer required can be demolished and the land returned to park land as per the original covenants.

I feel very strongly that once more Graves Park is under threat, after other shameful situations by this council over the years, such as selling off Chantry Cottage, trying to give away land to St Lukes, using Norton Nurseries as a rubbish dump. And now the attempted sale of Cobnar Cottage.

Once more the Council has to be reminded Graves Park is not theirs to sell.
Once more they have to be reminded it belongs to the people of Sheffield.

Please consider alternative options other than the sale of Cobnar Cottage.

Yours Faithfully

[REDACTED]

17th Feb 2015.

Dear Sir/Madam,

I am writing to state my objection to the sale of Cobnor cottage and the land on which it stands.

Graves park is a very important part of the local area used by many for physical and psychological health benefits. As such all parts, no matter how small, should be retained and cared for.

I urge you to relook at the business plan produced regarding converting the area into a memorial garden. This would enable public access and enjoyment of the site.

I also feel this could be very beneficial when considering ~~the~~ ~~transformation~~ of the Norton nursery site into what is now

a very beautiful nature reserve enjoyed
by people and wildlife alike.

Please take this opportunity to further
enhance Graves Park rather than selling
ports which once lost will never be
regained.

Graves Park is very important both
to local people and also people throughout
Sheffield who visit (I know personally
people who travel from the north of
Sheffield and also the south east.)

I urge you to reconsider the
sale of Cobnar Cottage and once again
state my objection.

Yours faithfully

[Redacted signature]

[Redacted address]

Mount View Rd
Sheffield
S8 8PL

16th February 2005

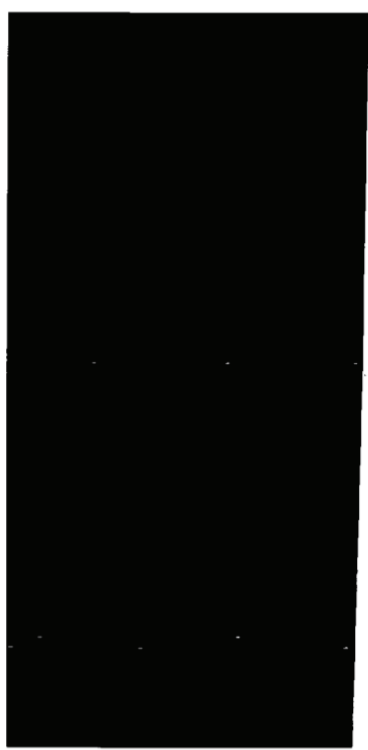
Lev Partnership Services Ltd,
1st Floor, Cathedral Court,
Ncar Lane
Sheffield
1HD

Dear Sir, Madam,

Objection to the Sale by Auction of
Cobnar Cottage in Graves Park

object strongly to any sale or disposal
charitable parkland. This includes the
land on which Cobnar Cottage is built.
Cobnar Cottage and the land on which
stands are protected by the original
covenants of The Graves Park Charities
(5), which state that they should
be kept as parkland forever. Graves
Park is held in trust for the people of
Sheffield and this trust is administered

[Redacted]



by the Trustees. Any sale of this entrusted charitable parkland would be a breach of the covenants.

Instead of looking for ways of breaching the covenants, the Trustees (Sheffield City Council) should be protecting the park and preserving it for the people of Sheffield. Any sale of any charitable parkland would set a precedent and threaten any or all of Greaves Park.

The Charity Commission are already looking into the legalities of the sale.

I am disappointed ~~that once again~~ local residents have to stress the covenants protecting Greaves Park, rather than working collaboratively to improve the park.

Yours faithfully

[Redacted signature]

~~████████████████████~~
COBROW ROAD
SHEFFIELD S18 8RE

18th FEBRUARY 2015
KIER ASSET PARTNERSHIP SERVICES
4TH FLOOR, CATHEDRAL COURT
1 VICAL LANE
SHEFFIELD S1 7TD



To whom it may concern,

RE: PROPOSED FREEHOLD SALE OF COBROW COTTAGE, GRAVES PARK.
As local residents, we would like to make you aware of our concern regarding the proposed freehold sale of Cobrow Cottage, Graves Park by Sheffield City Council.

Cobrow Cottage is covered by the covenants associated with the charitable parkland of Graves Park. These clearly state it can not be sold.

We would hope Sheffield City Council to reconsider their decision and work in partnership with relevant organisations, including people of Sheffield, to look again at sustainable income generating projects rather than 'quick-fix' sale. This would ensure long-term socio-economic benefits for the wider community, much needed income for Parks and Countryside Dept. / Graves Park and prevent loss of the park to housing developers. (PTC)

~~_____~~
We look forward to your response regarding
the above matter.

Yours faithfully -

~~_____~~ ~~_____~~

~~_____~~

~~_____~~

Untitled document



NAME: [REDACTED]
 ADDRESS: [REDACTED] WARMINSTER PLACE,
 [Date] NORTON Lees, SHEFFIELD
 S8 8PU
 16/2/2015

Kier Partnership Services Limited
 4th Floor, Cathedral Court
 1 Vicar Lane
 Sheffield
 S1 1HD

Dear Sir/Madam,

Objection to the Sale by Auction of Cobnar Cottage in Graves Park

I/we object strongly to any sale or disposal of charitable parkland. This includes the land on which Cobnar Cottage is built.

Cobnar Cottage and the land on which it stands are protected by the original covenants of the Graves Park Charity (1925), which state that they should be kept as parkland forever. Graves Park is held in trust for the people of Sheffield and this trust is administered by the trustees. Any sale of this entrusted charitable parkland would be a breach of the covenants.

Instead of looking for ways of breaching the covenants, the trustees (Sheffield City Council) should be protecting the park and preserving it for the people of Sheffield. Any sale of any charitable parkland would set a precedent and threaten any or all of Graves Park.

The Charity Commission are already looking into the legalities of this sale.

I/we am/are disappointed that once again local residents have to stress the covenants protecting Graves Park, rather than working collaboratively to improve the park.

Yours faithfully

[SIGNATURE] [REDACTED]

- Copies to:-
 Paul Billington, Director of Culture and Environment, Sheffield City Council, Town Hall, Pinstone Street, Sheffield S1 2HH
 Councillor Isobel Bowler, Cabinet Member for Culture Sport and Leisure, Sheffield City Council, Town Hall, Pinstone Street, Sheffield S1 2HH
 Councillor Ian Auckland, Sheffield City Council, Town Hall, Pinstone Street, Sheffield S1 2HH
 Charity Commission First Contact, PO Box 1227, Liverpool L69 3UG

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It is bad enough that Sheffield City Council is generating an income from parking charges on the land which was left in trust for the PEOPLE of Sheffield.



F.A.O. Kier Partnership Services Limited.

Dear Sir/Madam

Objection to the sale by Auction of Cobnar Cottage in Graves Park.

We object strongly to any sale or disposal of charitable parkland. This includes the land on which Cobnar Cottage is built.

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Instead of looking for ways of breaching the covenants, the trustees (Sheffield City Council) should be protecting the park and preserving it for the people of Sheffield. Any sale of any charitable parkland would set a precedent and threaten any or all of Graves Park.

We are disappointed that once again local residents have to stress the covenants protecting Graves Park to the trustees, rather than working collaboratively to improve the park.

Yours faithfully

[Redacted signature block]

Untitled document

Kier Partnership Services Limited
4th Floor, Cathedral Court
1 Vicar Lane
Sheffield
S1 1HD



NAME, [REDACTED]
ADDRESS [REDACTED] VEBTON LANE
[Date] SHEFFIELD S11 8NS
14-02-2015

Dear Sir/Madam,

Objection to the Sale by Auction of Cobnar Cottage in Graves Park

I/we object strongly to any sale or disposal of charitable parkland. This includes the land on which Cobnar Cottage is built.

Cobnar Cottage and the land on which it stands are protected by the original covenants of the Graves Park Charity (1925), which state that they should be kept as parkland forever. Graves Park is held in trust for the people of Sheffield and this trust is administered by the trustees. Any sale of this entrusted charitable parkland would be a breach of the covenants.

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The Charity Commission are already looking into the legalities of this sale.

I/we am/are disappointed that once again local residents have to stress the covenants protecting Graves Park, rather than working collaboratively to improve the park.

Yours faithfully

[SIGNATURE] [REDACTED]

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- Councillor Ian Auckland, Sheffield City Council, Town Hall, Pinstone Street, Sheffield S1 2HH
- Charity Commission First Contact, PO Box 1227, Liverpool L69 3UG

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KIER ASSET
PARTNERSHIP
SERVICES
18 FEB 2015
Received [redacted] Cluct. Rd.,
Sheffield
SS 8GR

Kier Partnership Services Ltd
4th floor, Cathedral Court
1 Vicar Lane
Sheffield
S1 1HD

14 February 2015

Dear Sir/Madam

Objection to the Sale by Auction of Cobnar Cottage in Graves Park

I strongly object to any sale or disposal of charitable parkland. This includes the land on which Cobnar Cottage is built.

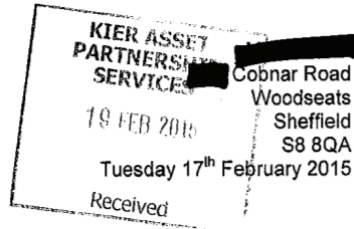
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The Charity Commission are already looking into the legalities of this sale.

I am disappointed that once again local residents have to stress the covenants protecting Graves Park, rather than working collaboratively to improve the park.

Yours faithfully

[redacted signature]



Kier Partnership Services Limited
4th Floor, Cathedral Court
1 Vicar Lane
Sheffield
S1 1HD

Dear Sir/Madam,

Objection to the Sale by Auction of Cobnar Cottage in Graves Park

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Yours faithfully

Copies to:-

Paul Billington, Director of Culture and Environment, Sheffield City Council, Town Hall, Pinstone Street, Sheffield S1 2HH

Councillor Isobel Bowler, Cabinet Member for Culture Sport and Leisure, Sheffield City Council, Town Hall, Pinstone Street, Sheffield S1 2HH

Councillor Ian Auckland, Sheffield City Council, Town Hall, Pinstone Street, Sheffield S1 2HH

KIER ASSET
PARTNERSHIP
SERVICES

18 FEB 2015

Received

[REDACTED]
HEMSWORTH ROAD
SHEFFIELD
S8 8LJ

[REDACTED]
[REDACTED]
[REDACTED]
17th February, 2015

Bobrow Cottage

I must protest about the proposed sale by Sheffield Council of Bobrow Cottage. I have lived just around the corner from it for forty-seven years and I have long been aware that it is part and parcel of Graves Park.

To sell any portion of land, however small, which was gifted by deed of covenant is immoral and most probably illegal.

By the sale would net the Council a tiny amount compared to the millions it deals in and so I can only come to the conclusion that the purpose is to establish a precedent - Dirty tactics. Once a little cat has been raised that way, selling a much larger tract of land would become possible in future.

So I say No No NO

Yours faithfully

Kier Asset Partnership Services [REDACTED]

Untitled document



NAME [REDACTED]
ADDRESS [REDACTED] WARMINSTER PLACE
[Date] SHEFFIELD S8 8RN
16/2/2015

Kier Partnership Services Limited
4th Floor, Cathedral Court
1 Vicar Lane
Sheffield
S1 1HD

Dear Sir/Madam,

Objection to the Sale by Auction of Cobnar Cottage in Graves Park

I/we object strongly to any sale or disposal of charitable parkland. This includes the land on which Cobnar Cottage is built.

Cobnar Cottage and the land on which it stands are protected by the original covenants of the Graves Park Charity (1925), which state that they should be kept as parkland forever. Graves Park is held in trust for the people of Sheffield and this trust is administered by the trustees. Any sale of this entrusted charitable parkland would be a breach of the covenants.

Instead of looking for ways of breaching the covenants, the trustees (Sheffield City Council) should be protecting the park and preserving it for the people of Sheffield. Any sale of any charitable parkland would set a precedent and threaten any or all of Graves Park.

The Charity Commission are already looking into the legalities of this sale.

I/we are disappointed that once again local residents have to stress the covenants protecting Graves Park, rather than working collaboratively to improve the park.

Yours faithfully

{SIGNATURE} [REDACTED]

- Copies to:-
- Paul Billington, Director of Culture and Environment, Sheffield City Council, Town Hall, Pinstone Street, Sheffield S1 2HH
- Councillor Isobel Bowler, Cabinet Member for Culture Sport and Leisure, Sheffield City Council, Town Hall, Pinstone Street, Sheffield S1 2HH
- Councillor Ian Auckland, Sheffield City Council, Town Hall, Pinstone Street, Sheffield S1 2HH
- Charity Commission First Contact, PO Box 1227, Liverpool L69 3UG

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Having researched J.G Graves for a school project at £15, I strongly disagree with any such sale of property or land by the council that was left to the people of Sheffield by J.G Graves. The council should also not be profiting from the carpark pay and display machine. It's the peoples land. Not theirs. 16/02/2015 16:37

Untitled document



NAME, [REDACTED]
 ADDRESS, WARMINGTON PLACE
 NOTTON LEES
 [Date] 10/2/2015

Kier Partnership Services Limited
 4th Floor, Cathedral Court
 1 Vicar Lane
 Sheffield
 S1 1HD

Dear Sir/Madam,

Objection to the Sale by Auction of Cobnar Cottage in Graves Park

I/we object strongly to any sale or disposal of charitable parkland. This includes the land on which Cobnar Cottage is built.

Cobnar Cottage and the land on which it stands are protected by the original covenants of the Graves Park Charity (1925), which state that they should be kept as parkland forever. Graves Park is held in trust for the people of Sheffield and this trust is administered by the trustees. Any sale of this entrusted charitable parkland would be a breach of the covenants.

Instead of looking for ways of breaching the covenants, the trustees (Sheffield City Council) should be protecting the park and preserving it for the people of Sheffield. Any sale of any charitable parkland would set a precedent and threaten any or all of Graves Park.

The Charity Commission are already looking into the legalities of this sale.

I/we am/are disappointed that once again local residents have to stress the covenants protecting Graves Park, rather than working collaboratively to improve the park.

Yours faithfully

[SIGNATURE]



Copies to:-

Paul Billington, Director of Culture and Environment, Sheffield City Council, Town Hall, Pinstone Street, Sheffield S1 2HH

Councillor Isobel Bowler, Cabinet Member for Culture Sport and Leisure, Sheffield City Council, Town Hall, Pinstone Street, Sheffield S1 2HH

Councillor Ian Auckland, Sheffield City Council, Town Hall, Pinstone Street, Sheffield S1 2HH

Charity Commission First Contact, PO Box 1227, Liverpool L69 3UG

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15th February, 2015

Kier Partnership Services Limited,
4th Floor,
Cathedral Court,
1, Vicar Lane,
Sheffield
S1 1HD

Dear Sirs,

Re: Objection to the Sale of Cobnar Cottage

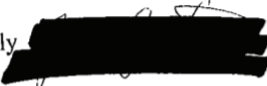

I write to object to the sale by auction of Cobnar Cottage in Graves Park.

The charitable land on which Cobnar Cottage stands was given to the people of Sheffield by J.G. Graves in 1925 to be held in trust for the use and enjoyment of the people of Sheffield.

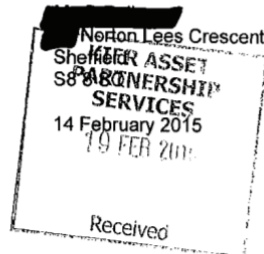
The current trustees Sheffield City Council Cabinet are not acting in the best interests of Graves Park. Once the covenants are broken and a part of the charitable land is sold this will put all of the park in danger .

I strongly object to this proposed sale, I would like Sheffield City Council to act as trustees and do their best to protect the park and its assets for the people of Sheffield and future generations.

Yours faithfully

Kier Partnership Services Limited
4th Floor, Cathedral Court
1 Vicar Lane
Sheffield
S1 1HD



Dear Sir/Madam

Objection to the Sale by Auction of Cobnar Cottage in Graves Park

I object strongly to any sale or disposal of charitable parkland. This includes the land on which Cobnar Cottage is built.

You will already be aware that Cobnar Cottage and the land on which it stands are protected by the original covenants of the Graves Park Charity (1925), which state that they should be kept as parkland forever. Moreover, Graves Park is held in trust for the people of Sheffield and this trust is administered by the trustees. Any sale of this entrusted charitable parkland would be a breach of the covenants.

I insist that instead of looking for ways of breaching the covenants, the trustees (Sheffield City Council) should be protecting the whole of the parkland and preserve it for the people of Sheffield. Furthermore, any sale of any charitable parkland would set a precedent and threaten any or all of Graves Park.

I understand that the Charity Commission are already looking into the legalities of this sale.

I am very disappointed that the once again, local residents have to stress the covenants that are protecting Graves Park, rather than being able to trust Sheffield City Council to work collaboratively and invest and protect the parkland, including all of the buildings.

The whole of the parkland should be protected for future generations to enjoy and preserved in its entirety as an investment for the people of Sheffield.

Yours faithfully

CC:-
Paul Billington, Director of Culture and Environment, Sheffield City Council, Town Hall, Pinstone Street, Sheffield S1 2HH

Councillor Isobel Bowler, Cabinet Member for Culture Sport and Leisure, Sheffield City Council, Town Hall, Pinstone Street, Sheffield S1 2HH

Councillor Ian Auckland, Sheffield City Council, Town Hall, Pinstone Street, Sheffield S1 2HH

Charity Commission First Contact, PO Box 1227, Liverpool L69 3UG

Kier Partnership Services Limited
4th Floor, Cathedral Court
1 Vicar Lane,
Sheffield
S1 1HD



Re: **Objection to the sale of Cobnar Cottage, Graves Park**

Dear KPS Ltd,



I am shocked to hear that the council is selling off part of Graves Park. This land belongs to the people of Sheffield and is NOT FOR SALE. It is part of Charitable Land gifted by JG Graves in 1925 and selling it would break the covenants. I am sure this must be ILLEGAL.

As a citizen of Sheffield, this land 'belongs' to me and I object to this sale.

The trustees of the Charitable Land have a duty to protect the Covenant and to maintain the whole of the Graves Park land for the benefit of all of the Sheffield people, for their access and use. As such, Cobnar Cottage and its land should be opened up and made into a useful space for all of us.

Please do not go ahead with this sale. Thank you.

Yours Sincerely,

[REDACTED]

[REDACTED] Cobnar Road

Sheffield

S8 8QB



Kier Asset Partnership Services Limited
4th Floor, Cathedral Court
1 Vicar Lane
Sheffield, S1 1HD

Date: 18th February 2015

Ref: Cobnar Cottage sale

Dear Sir / Madam

I am writing to you to state my objection to the Cobnar Cottage land being sold. I am a life long resident of the Norton area and have made regular use of the Grave Park facilities all my life. As such I see myself as a citizen of the City of Sheffield. Therefore, under J G Graves original covenant I see that I have a right to be included in the decision to sell the land.

The land is "...for the purpose of the perpetual enjoyment thereof by the public for exercise and recreation and for purposes conducive to or in connection with such enjoyment..."

- "And that such buildings or any of them or any part or parts thereof may if the Corporation shall think fit be pulled down and removed." (In the original covenant, the Corporation means "The Lord Mayor Aldermen and Citizens of the City of Sheffield")

I would particularly like to see the cottage stay as a piece of local heritage and history, along side the other traditional cottages located on Cobnar Road.. Therefore, I request that Sheffield City Council make all effort to restore and preserve such heritage structures.

Regards

[REDACTED]

Henley Avenue
Sheffield S8 8JH

13th February 2015

Kier Partnership Services Ltd.,
4th Floor, Cathedral Court,
1 Vicar Lane,
Sheffield,
S1 1HD

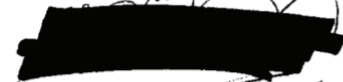


Dear Sirs,

Objection to the proposed sale by auction of Cobnar Cottage Graves Park

We write to object to this proposed sale and the land on which it stands. We are of the opinion, that these are protected by the covenants of the Graves Park charity and should be kept as part of the parkland for use by the citizens of Sheffield in perpetuity.

This proposed sale would breach the covenants of the Trust and set a precedent for the sale of further parkland in the future. It is perhaps questionable whether or not this is the intention of Sheffield City Council who acting as Trustees of the Graves Park Trust are not acting in the best interests of the charity.

Yours faithfully,

P. S. HAVE E-MAILED A COPY OF THIS TO BOTH
COUNCILLORS ISOBEL BEWLEY & IAN AUKLAND.

██████████ Mount View Road,
Sheffield
S8 8PH

14th February, 2015

Kier Partnership Services Limited,
4th Floor,
Cathedral Court,
1, Vicar Lane,
Sheffield
S1 1HD

Dear Sirs,

Re: **Proposed sale by auction of Cobnar Cottage Graves Park**

I strongly object to the sale by auction of Cobnar Cottage in Graves Park. This cottage and the land it stands on were given to the people of Sheffield by J.G. Graves.

J.G. Graves appointed trustees to uphold the covenants he had written to protect the charitable parkland he had given to the people of Sheffield. The current trustees, Sheffield City Council Cabinet are trying to break the covenants and go against the stated wishes of J.G. Graves that the land should be held in trust for the use and enjoyment of the people of Sheffield.

Yours faithfully,

██
██
██

[REDACTED] Henley Avenue,
Norton,
Sheffield,
S8 8JH

19th February 2015

Dear Sir/Madam,

Re: Objection to the Sale by Auction of Cobnar Cottage in Graves Park

I object strongly to any sale or disposal of charitable parkland. This includes the land on which Cobnar Cottage is built.

Cobnar Cottage and the land on which it stands are protected by the original covenants of the Graves Park Charity (1925), which state that they should be kept as parkland forever. Graves Park is held in trust for the people of Sheffield and this trust, is administered by the trustees. Any sale of this entrusted charitable parkland would be a breach of the covenants.

I am very upset that once again local residents have to stress the covenants protecting Graves Park, rather than working collaboratively to improve the park.

Yours faithfully,

[REDACTED]
[REDACTED]

Kier Partnership Services Ltd.,
4th Floor, Cathedral Court,
Sheffield
S1 1HD



Sheffield City Council
Planning and Development
Development Services
Howden House,
1 Union Street
Sheffield S1 2SH

[redacted] Norton Hall
Norton Church Road
Sheffield
S8 2JY
16/02/2015

Re: Sale of Colmar Cottage in Graves Park - Our Objection
To whom it may concern,

I am writing this letter to you on behalf of my wife and I in regards to the recent proposal by the Sheffield City Council to sell Colmar Cottage which, incidentally, is in the grounds of Graves Park. Graves Park is a charitable parkland and was originally presented to the City in 1925 by John George Graves for the people of Sheffield and elsewhere to walk in and enjoy the beauty of the area.

As we live at Norton Hall we do get so much pleasure when seeing families enjoying themselves whether walking, playing, relaxing or involving themselves at the special events that take place in the park throughout the year.

We are not members of the Friends of Graves Park however we also agree with their business plan, to convert the site at Colmar Cottage into a Historical Memorial Garden, retaining the imprint of the Cottage for posterity and ^{not} allowing the Sheffield City Council now and in the future to gradually sell off parts of Graves Park, is the correct one.

Yours faithfully

[redacted signature]

ASSET
MANAGEMENT
SERVICES
20 FEB 2015

Regeneration & Development Services	
RECEIVED	
16 FEB 2015	
COPY TO	
REPLIED TO	

Henley Avenue,
Norton,
Sheffield,
S8 8JH

19th February 2015

Dear Sir/Madam,

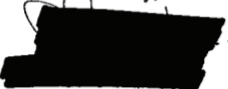
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Cobnar Cottage and the land on which it stands are protected by the original covenants of the Graves Park Charity (1925), which state that they should be kept as parkland forever. Graves Park is held in trust for the people of Sheffield and this trust, is administered by the trustees. Any sale of this entrusted charitable parkland would be a breach of the covenants.

I am very upset that once again local residents have to stress the covenants protecting Graves Park, rather than working collaboratively to improve the park.

Yours faithfully,



Kier Partnership Services Ltd.,
4th Floor, Cathedral Court,
Sheffield
S1 1HD



[REDACTED]
Thorpe House Avenue
Norton Lees
SHEFFIELD S8 9NG

18 February 2015

Kier Partnership Services Limited
4th Floor, Cathedral Court
1 Vicar Lane
Sheffield
S1 1HD

Dear Sir/Madam,

Objection to the Sale by Auction of Cobnar Cottage in Graves Park

We object strongly to any sale or disposal of charitable parkland. This includes the land on which Cobnar Cottage is built. Cobnar Cottage and the land on which it stands are protected by the original covenants of the Graves Park Charity (1925), which state that they should be kept as parkland forever.

Graves Park is held in trust for the people of Sheffield and this trust is administered by the trustees. Any sale of this entrusted charitable parkland would be a breach of the covenants.

Instead of looking for ways of breaching the covenants, the trustees (Sheffield City Council) should be protecting the park and preserving it for the people of Sheffield. Any sale of any charitable parkland would set a precedent and threaten any or all of Graves Park.

The Charity Commission are already looking into the legalities of this sale. We are disappointed that once again local residents have to stress the covenants protecting Graves Park, rather than working collaboratively to improve the park.

Yours faithfully

[REDACTED]
[REDACTED]
[REDACTED]

Copies to:-

Paul Billington, Director of Culture and Environment, Sheffield City Council, Town Hall,
Pinstone Street, Sheffield S1 2HH
Councillor Isobel Bowler, Cabinet Member for Culture Sport and Leisure, Sheffield City
Council, Town Hall, Pinstone Street, Sheffield S1 2HH
Councillor Ian Auckland, Sheffield City Council, Town Hall, Pinstone Street, Sheffield
S1 2HH

Charity Commission First Contact, PO Box 1227, Liverpool L69 3UG

[REDACTED]
Brocklehurst Ave
Norton
Sheffield

17th February 2015

Kier Partnership Services Ltd
4th Floor, Cathedral Court
1 Vicar Lane
Sheffield
S1 1HD

Objection to the Sale by Auction of Cobnar Cottage in Graves Park

Dear Sir/Madam,

I object strongly to any sale or disposal of charitable parkland. Any attempt to sell Cobnar Cottage is a breach of the original covenant of the Graves Park Charity(1925) and a betrayal of the people of Sheffield.

Graves Park and Cobnar Cottage were bequeathed to the citizens of Sheffield by Alderman Graves as part of his legacy, for past, current and future generations to enjoy. Cobnar Cottage is an asset of the city and should be managed as such. Attempting to sell off this asset is something I would not associate with a Labour Council and fits uncomfortably with my idea of Socialism.

I am very disappointed that Sheffield City Council have taken this stance rather than opting to work to protect the parkland and buildings within.

Yours faithfully

[REDACTED]
CC:-

Paul Billington, Director of Culture and Environment, Sheffield City Council, Town Hall, Pinstone Street, Sheffield S1 2HH

Councillor Isobel Bower, Cabinet Member for Culture Sport and Leisure, Sheffield City Council, Town Hall, Pinstone Street, Sheffield S1 2HH

Councillor Ian Auckland, Sheffield City Council, Town Hall, Pinstone Street, Sheffield S1 2HH

Charity Commission First Contact, PO Box 1227, Liverpool L69 3UG

[REDACTED]
[REDACTED] Cloonmore Drive, Norton, Sheffield, S8 8JN
[REDACTED]
[REDACTED]

13 February 2015

Paul Billington,
Director of Culture and Environment,
Sheffield City Council,
Town Hall,
Pinstone Street,
Sheffield
S1 2HH

Dear Sir/Madam,

Objection to the Sale by Auction of Cobnar Cottage in Graves Park

I/we object strongly to any sale or disposal of charitable parkland. This includes the land on which Cobnar Cottage is built.

Cobnar Cottage and the land on which it stands are protected by the original covenants of the Graves Park Charity (1925), which state that they should be kept as parkland forever. Graves Park is held in trust for the people of Sheffield and this trust is administered by the trustees. Any sale of this entrusted charitable parkland would be a breach of the covenants.

Instead of looking for ways of breaching the covenants, the trustees (Sheffield City Council) should be protecting the park and preserving it for the people of Sheffield.

The Charity Commission are already looking into the legalities of this sale.

I/we am/are disappointed that once again local residents have to stress the covenants protecting Graves Park, rather than working collaboratively to improve the park.

Yours faithfully

[REDACTED]

Copies to:-

Councillor Isobel Bowler, Cabinet Member for Culture Sport and Leisure, Sheffield City Council,
Town Hall, Pinstone Street, Sheffield S1 2HH

Councillor Ian Auckland, Sheffield City Council, Town Hall, Pinstone Street, Sheffield S1 2HH

Charity Commission First Contact, PO Box 1227, Liverpool L69 3UG

[REDACTED]
Olivet Road
Sheffield
South Yorkshire
S8 8QR
[REDACTED]

Councillor Isobel Bowler
Cabinet Member for Culture, Sport and Leisure
Sheffield City Council
Town Hall
Pinstone Street
Sheffield
S1 2HH

13 February 2015

Dear Sir/Madam

Objection to the Sale by Auction of Cobnar Cottage in Graves Park

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The Charity Commission are already looking into the legalities of this sale.

I am disappointed that once again local residents have to stress the covenants protecting Graves Park, rather than working collaboratively to improve the park.

Yours faithfully

[REDACTED]

cc Charity Commission First Contact
Councillor Ian Auckland
Kier Partnership Services Limited
Paul Billington, Director of Culture and Environment,

[REDACTED] Cobnar Road
Sheffield S8 8QE
13th February 2015

Paul Billington,
Director of Culture and Environment Sheffield City Council, Town Hall
Pinstone Street,
Sheffield S1 2HH

Dear Paul

Objection to the Sale by Auction of Cobnar Cottage in Graves Park

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I am disappointed that once again local residents have to stress the covenants protecting Graves Park, rather than working collaboratively to improve the park.

Yours faithfully

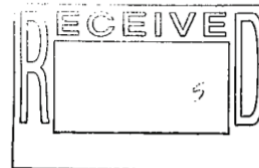
[REDACTED]

Copies to:-
Councillor Isobel Bowler, Cabinet Member for Culture Sport and Leisure, Sheffield City Council, Town Hall, Pinstone Street, Sheffield S1 2HH

Councillor Ian Auckland, Sheffield City Council, Town Hall, Pinstone Street, Sheffield S1 2HH

Charity Commission First Contact, PO Box 1227, Liverpool L69 3UG

Kier Partnership Services Limited
4th Floor, Cathedral Court
1 Vicar Lane
Sheffield
S1 1HD



Norton Lane
SHEFFIELD
S8 8GW

17TH February 2015

Kier Partnership Services Limited
4th Floor, Cathedral Court
1 Vicar Lane
Sheffield
S1 1HD

Dear Sir/Madam,

Objection to the Sale by Auction of Cobnar Cottage in Graves Park

I object strongly to any sale or disposal of charitable parkland. This includes the land on which Cobnar Cottage is built.

Cobnar Cottage and the land on which it stands are protected by the original covenants of the Graves Park Charity (1925), which state that they should be kept as parkland forever. Graves Park is held in trust for the people of Sheffield and this trust is administered by the trustees. Any sale of this entrusted charitable parkland would be a breach of the covenants.

Instead of looking for ways of breaching the covenants, the trustees (Sheffield City Council) should be protecting the park and preserving it for the people of Sheffield. Any sale of any charitable parkland would set a precedent and threaten any or all of Graves Park.

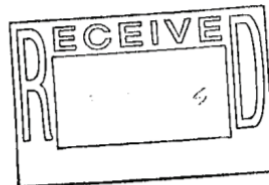
The Charity Commission are already looking into the legalities of this sale. I am extremely disappointed that once again local residents have to stress the covenants protecting Graves Park, rather than working collaboratively to improve the park.

Yours faithfully

[Redacted signature]

Copies to:-

✓ *Paul Billington, Director of Culture and Environment, Sheffield City Council, Town Hall, Pinstone Street, Sheffield S1 2HH*
Councillor Isobel Bowler, Cabinet Member for Culture Sport and Leisure, Sheffield City Council, Town Hall, Pinstone Street, Sheffield S1 2HH
Councillor Ian Auckland, Sheffield City Council, Town Hall, Pinstone Street, Sheffield S12HH
Charity Commission First Contact, PO Box 1227, Liverpool L69 3UG



■ The Meads

Norton

Sheffield

S8 8JD

18th February 2015

Kier Partnership Services Limited

4th Floor, Cathedral Court

1 Vicar Lane

Sheffield

S1 1HD

Objection to the Sale by Auction of Cobnar Cottage in Graves Park

Dear Sir/Madam,

I object very strongly to any sale or disposal of charitable parkland. This includes the land on which Cobnar Cottage is built.

Cobnar Cottage and the land on which it stands are protected by the original covenants of the Graves Park Charity (1925), which state that they should be kept as parkland forever. Graves Park is held in trust for the people of Sheffield and this trust is administered by the trustees. Any sale of this entrusted charitable parkland would be a breach of the covenants.

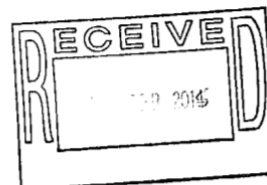
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The Charity Commission are already looking into the legalities of this sale.

I am very disappointed that once again local residents have to stress the covenants protecting Graves Park, rather than working collaboratively to improve the park.

Yours faithfully

████████████████████
████████████████████



[REDACTED] Abbey View Road, Sheffield, S8 8RH

13th February 2015

Kier Partnership Services Limited
4th Floor, Cathedral Court
1 Vicar Lane
Sheffield
S1 1HD

Dear Sir/Madam,

Objection to the Sale by Auction of Cobnar Cottage in Graves Park

I object strongly to any sale or disposal of charitable parkland. This includes the land on which Cobnar Cottage is built.

Cobnar Cottage and the land on which it stands are protected by the original covenants of the Graves Park Charity (1925), which state that they should be kept as parkland forever. Graves Park is held in trust for the people of Sheffield and this trust is administered by the trustees. Any sale of this entrusted charitable parkland would be a breach of the covenants.

Instead of looking for ways of breaching the covenants, the trustees (Sheffield City Council) should be protecting the park and preserving it for the people of Sheffield. Any sale of any charitable parkland would set a precedent and threaten any or all of Graves Park.

The Charity Commission are already looking into the legalities of this sale.

I am disappointed that once again local residents have to stress the covenants protecting Graves Park, rather than working collaboratively to improve the park.

Yours faithfully

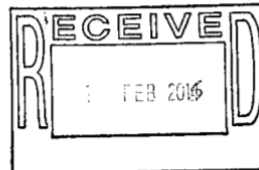
[REDACTED]
Copies to:-

Paul Billington, Director of Culture and Environment, Sheffield City Council, Town Hall, Pinstone Street, Sheffield S1 2HH

Councillor Isobel Bowler, Cabinet Member for Culture Sport and Leisure, Sheffield City Council, Town Hall, Pinstone Street, Sheffield S1 2HH

Councillor Ian Auckland, Sheffield City Council, Town Hall, Pinstone Street, Sheffield S1 2HH

Charity Commission First Contact, PO Box 1227, Liverpool L69 3UG



Camping Lane

Sheffield

S8 0GD

17th February 2015

Kier Partnership Services Limited

4th Floor, Cathedral Court

1 Vicar Lane

Sheffield

S1 1HD

Objection to the Sale by Auction of Cobnar Cottage in Graves Park

Dear Sir/Madam,

I object very strongly to any sale or disposal of charitable parkland. This includes the land on which Cobnar Cottage is built.

Cobnar Cottage and the land on which it stands are protected by the original covenants of the Graves Park Charity (1925), which state that they should be kept as parkland forever. Graves Park is held in trust for the people of Sheffield and this trust is administered by the trustees. Any sale of this entrusted charitable parkland would be a breach of the covenants.

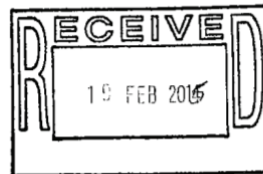
Instead of looking for ways of breaching the covenants, the trustees (Sheffield City Council) should be protecting the park and preserving it for the people of Sheffield. Any sale of any charitable parkland would set a precedent and threaten any or all of Graves Park.

The Charity Commission are already looking into the legalities of this sale.

I am very disappointed that once again local residents have to stress the covenants protecting Graves Park, rather than working collaboratively to improve the park.

Yours faithfully

[Redacted signature]



[REDACTED]
Woodland Road
Norton Lees
Sheffield
S8 8PD

14 February 2015

Kier Partnership Services Limited
4th Floor, Cathedral Court
1 Vicar Lane
Sheffield S1 1HD

Dear Sir/Madam,

Objection to the Sale by Auction of Cobnar Cottage in Graves Park

I object strongly to any sale or disposal of charitable parkland. This includes the land on which Cobnar Cottage is built. Please don't take any of our park away.

Cobnar Cottage and the land on which it stands are protected by the original covenants of the Graves Park Charity (1925), which state that they should be kept as parkland forever. Graves Park is held in trust for the people of Sheffield and this trust is administered by the trustees. Any sale of this entrusted charitable parkland would be a breach of the covenants. You cannot sell what is not yours to sell.

Instead of looking for ways of breaching the covenants, the trustees (Sheffield City Council) should be protecting the park and preserving it for the people of Sheffield. Any sale of any charitable parkland would set a precedent and threaten any or all of Graves Park which is not acceptable.

The Charity Commission are already looking into the legalities of this sale.

I am disappointed that once again local residents have to stress the covenants protecting Graves Park, rather than working collaboratively to improve the park.

Yours faithfully

[REDACTED SIGNATURE]

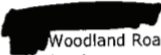
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Paul Billington, Director of Culture and Environment, Sheffield City Council, Town Hall, Pinstone Street, Sheffield S1 2HH

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Councillor Ian Auckland, Sheffield City Council, Town Hall, Pinstone Street, Sheffield S1 2HH

Charity Commission First Contact, PO Box 1227, Liverpool L69 3UG


Woodland Road
Norton Lees
Sheffield
S8 8PD

14 February 2015

Kier Partnership Services Limited
4th Floor, Cathedral Court
1 Vicar Lane
Sheffield S1 1HD

Dear Sir/Madam,

Objection to the Sale by Auction of Cobnar Cottage in Graves Park

I object strongly to any sale or disposal of charitable parkland. This includes the land on which Cobnar Cottage is built. The park serves people of all backgrounds and wage brackets. People come from all over Sheffield to enjoy these facilities. It serves the whole Sheffield community.

Cobnar Cottage and the land on which it stands are protected by the original covenants of the Graves Park Charity (1925), which state that they should be kept as parkland forever. Graves Park is held in trust for the people of Sheffield and this trust is administered by the trustees. Any sale of this entrusted charitable parkland would be a breach of the covenants. You cannot sell what is not yours to sell.

Instead of looking for ways of breaching the covenants, the trustees (Sheffield City Council) should be protecting the park and preserving it for the people of Sheffield. Any sale of any charitable parkland would set a precedent and threaten any or all of Graves Park which is not acceptable.

The Charity Commission are already looking into the legalities of this sale.

I am disappointed that once again local residents have to stress the covenants protecting Graves Park, rather than working collaboratively to improve the park.

Yours faithfully



Copies to:-

✓ Paul Billington, Director of Culture and Environment, Sheffield City Council, Town Hall, Pinstone Street, Sheffield S1 2HH

Councillor Isobel Bowler, Cabinet Member for Culture Sport and Leisure, Sheffield City Council, Town Hall, Pinstone Street, Sheffield S1 2HH

Councillor Ian Auckland, Sheffield City Council, Town Hall, Pinstone Street, Sheffield S1 2HH

Charity Commission First Contact, PO Box 1227, Liverpool L69 3UG

✉

[REDACTED]

[REDACTED] Lees Hall Road

Sheffield

S8 9JL

16th February 2015

Kier Partnership Services Limited

4th Floor, Cathedral Court

1 Vicar Lane

Sheffield

S1 1HD

Dear Sir/Madam,

Objection to the Sale by Auction of Cobnar Cottage in Graves Park

I object strongly to any sale or disposal of charitable parkland. This includes the land on which Cobnar Cottage is built.

Cobnar Cottage and the land on which it stands are protected by the original covenants of the Graves Park Charity (1925), which state that they should be kept as parkland forever. Graves Park is held in trust for the people of Sheffield and this trust is administered by the trustees. Any sale of this entrusted charitable parkland would be a breach of the covenants.

Instead of looking for ways of breaching the covenants, the trustees (Sheffield City Council) should be protecting the park and preserving it for the people of Sheffield. Any sale of any charitable parkland would set a precedent and threaten any or all of Graves Park. The Charity Commission are already looking into the legalities of this sale.

I am disappointed that once again local residents have to stress the covenants protecting Graves Park.

Yours faithfully,

[REDACTED]

Copies to:-

Paul Billington, Director of Culture and Environment, Sheffield City Council, Town Hall, Pinstone Street, Sheffield S1 2HH

Councillor Isobel Bowler, Cabinet Member for Culture Sport and Leisure, Sheffield City Council, Town Hall, Pinstone Street, Sheffield S1 2HH

Charity Commission First Contact, PO Box 1227, Liverpool L69 3UG

Kier Partnership Services Limited
4th Floor, Cathedral Court
1 Vicar Lane
Sheffield
S1 1HD

[REDACTED]
Hackthorn Road
Woodseats
Sheffield
S88TB
17/02/2015

Dear Sir/Madam

Objection to the Sale of Cobnar Cottage in Graves Park

I object to any sale or disposal of Cobnar Cottage, this is built on land which was gifted to the people of Sheffield by J. G. Graves.

Cobnar Cottage and the land on which it stands are protected by the original covenants of the Graves Park Charity, which clearly state that the land should be kept as parkland forever.

This land belongs to the people of Sheffield and not the City Council. Sheffield City council should be protecting this gift and not selling off parts of the land at any opportunity

It would seem that this is not the first time that Graves Park is under threat from this council. And I suspect that this won't be the last.

This is a cottage which the council has failed to maintain, any building no longer required can be demolished and the land returned to park land as per the original covenants.

I feel very strongly that once more Graves Park is under threat, after other shameful situations by this council over the years, such as selling off Chantry Cottage, trying to give away land to St Lukes, using Norton Nurseries as a rubbish dump. And now the attempted sale of Cobnar Cottage.

Once more the Council has to be reminded Graves Park is not theirs to sell. Once more they have to be reminded it belongs to the people of Sheffield.

Please consider alternative options other than the sale of Cobnar Cottage.

Yours Faithfully
[REDACTED]
[REDACTED]

[REDACTED]
Mount View Road
SHEFFIELD
S8 8PJ

Kier Partnership Services Limited
4th Floor, Cathedral Court
1 Vicar Lane
Sheffield
S1 1HD

Copies to: Paul Billington, Councillor Isobel Bowler, Councillor Ian Auckland, the Clarity
Commission

6 February 2015

Dear Sir/Madam

Objections to the Sale by Auction of Cobnar Cottage in Graves Park

The Friends of Graves Park object strongly to any sale or disposal of charitable parkland.
This includes the land on which Cobnar Cottage is built.

Cobnar Cottage and the land on which it stands are protected by the original covenants of
the Graves Park Charity (1925), which state that they should be kept as parkland forever.
Graves Park is held in trust for the people of Sheffield and this trust is administered by the
trustees. Any sale of this entrusted charitable parkland would be a breach of the covenant.

Instead of looking for ways of breaching the covenants, the trustees (Sheffield City Council)
should be protecting the park and preserving it for the people of Sheffield. Any sale of any
charitable parkland would set a precedent and threaten any or all of Graves Park.

The Charity Commission are already looking into the legalities this sale.

The Friends of Graves Park are disappointed that once again we have to stress the
covenants protecting Graves Park, rather than working collaboratively with the Council to
improve the park.

Yours faithfully

[REDACTED]
[REDACTED]
[REDACTED]

██████████, Park View Court,
██████████, Cobnor Road
Sheffield,
S8 8QE

17.2.2015

Dear Sir,

re: Sale of Cobnor Cottage / Graves Park.

As a resident of Park View Court for 37 years, Cobnor Cottage is a familiar part of my surroundings. In fact, I remember it from the days when it was occupied.

I understand that the Council now intends to sell Cobnor Cottage and the land on which it stands.

However, Graves Park is charitable parkland with a covenant that states that it cannot be sold.

I am therefore writing to object strongly to the sale of Cobnor Cottage.

Yours faithfully,

██████████

██████████ Cobnair Road,
Sheffield.
S8 8QD.

Thursday 17th February
2015.

Dear Sir or Madam;
I am writing
to state our objection to the
selling of the property: -
Cobnair Cottage,
Cobnair Road,
Sheffield S8.

Yours faithfully.

██████████
██████████

██████████

██████████

[REDACTED]
Abbey View Road
Sheffield S8 8RH

13th February 2015

Kier Partnership Services Limited
4th Floor, Cathedral Court
1 Vicar Lane
Sheffield
S1 1HD

Dear Sir/Madam,

Objection to the Sale by Auction of Cobnar Cottage in Graves Park

I object strongly to any sale or disposal of charitable parkland. This includes the land on which Cobnar Cottage is built.

Cobnar Cottage and the land on which it stands are protected by the original covenants of the Graves Park Charity (1925), which state that they should be kept as parkland forever. Graves Park is held in trust for the people of Sheffield and this trust is administered by the trustees. Any sale of this entrusted charitable parkland would be a breach of the covenants.

Instead of looking for ways of breaching the covenants, the trustees (Sheffield City Council) should be protecting the park and preserving it for the people of Sheffield. Any sale of any charitable parkland would set a precedent and threaten any or all of Graves Park.

The Charity Commission are already looking into the legalities of this sale.

I am disappointed that once again local residents have to stress the covenants protecting Graves Park, rather than working collaboratively to improve the park.

Yours faithfully

[REDACTED]

Copies to:-

Paul Billington, Director of Culture and Environment, Sheffield City Council, Town Hall, Pinstone Street, Sheffield S1 2HH

Councillor Isobel Bowler, Cabinet Member for Culture Sport and Leisure, Sheffield City Council, Town Hall, Pinstone Street, Sheffield S1 2HH

Councillor Ian Auckland, Sheffield City Council, Town Hall, Pinstone Street, Sheffield S1 2HH

Charity Commission First Contact, PO Box 1227, Liverpool L69 3UG

[REDACTED] Bunting Close |
S8 83E

Cebnar Cottage

I wish to register my objection
to the sale of Cebnar Cottage
by Sheffield Council.

This is charitable land
and covenants clearly state
it cannot be sold

[REDACTED]

10/2/16

[REDACTED]

[REDACTED] Barking, class
S8 8 TE

I would like to object to
the Proposed sale of corner
cottage, in Brames Park -
This land as never belonged
to Sheffield city council but
to the people of Sheffield,
once again you as a council
are trying to hood wine
the General Public by telling
some thing that does not
belong to you, were with it and
sell the Barking Green off when
the council lets it get into disrepair,

yours Faithfully

[REDACTED]

17.2.15

The purpose of my letter is to object to any sale or disposal of Parkland, Cobnar Cottage and land it stands on, which is protected by original Covenants of Graves Park Charity 1925. Graves Park was given to us by Alderman Graves and is held in trust for the people of Sheffield.

Cobnar Cottage is in a sorrowful state of repair, but could be restored and produce an income from renting it, but should not be sold.

The Council's proposal to sell Cobnar Cottage is the 'thin edge of the wedge' and one wonders what ever would be next. The Council does not own Graves Park, it belongs to the people of this City. Any sale of this charitable land, incl. Cobnar Cottage, would be a breach of the Covenants. Graves Park, the land and all that stands on it, belongs to ALL the people of Sheffield.

Hands off!

~~XXXXXXXXXX~~ 58 06W

To :-

Kier Asset Partnership Services
4th Floor Cathedral Court
1 Vicar Lane
Sheffield S1 1HO

Norton church Glebe

Sheffield

S8 8JX

12 /02/2015

Cobnar Cottage

Dear Sir/Madam

I understand that Sheffield City Council proposes to sell off the Property known as Cobnar Cottage in Graves Park.

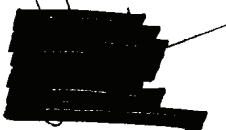
We wish to register our strongest objection to this action. Cobnar Cottage I believe, within Graves Park, is an asset of the Citizens of Sheffield and is governed by strict Covenants which forbid such actions. I am advised that, should such a sale go ahead then Sheffield City Council, as Trustees responsible for the property, would be in breach of their duties and as such could become involved in lengthy legal process which could far outweigh any financial benefit achieved through disposal of the site.

Further, the Council should not be allowed to ride rough shod over its legal and moral responsibilities.

There are alternative proposals, submitted by The Friends of Graves Park, which would benefit the condition of the site, offering "no cost" options to the City which clearly would be to the greater long term advantage of the environment and would continue to fulfil the wishes of the Graves family who donated the land and assets to the people of Sheffield in perpetuity.

I trust this letter is given due consideration along with the many views on this matter which will be held and endorsed by Citizens throughout the wider areas of the City.

Yours faithfully

A large black rectangular redaction box covers the signature and name of the sender.

Old Park Avenue
Beauchief
Sheffield
S8 7DQ

13th of February 2015

Kier Partnership Services
4th Floor, Cathedral Court
1 Vicar Lane
Sheffield
S1 1HD

Dear Sir / Madam

I am contacting you to express my extreme disappointment over the decision by the Sheffield Council to sell Cobnar Cottage adjoining Graves Park in Sheffield. This is charitable parkland and the covenants state clearly that it cannot be sold. The council's view that the people of Sheffield do not care about this piece of our heritage is wrong. There are strong feelings towards this cottage and a view that its loss would be the thin end of a very big wedge. Losing one small piece of Graves Park could lead to the loss of other locations.

I urge you to discuss this situation with the people involved and seek a favourable compromise regarding its future.

The present condition of the building, a disgrace to say the least, is down to the failure to maintain the building.

I look forward to your reply

Yours sincerely

[Redacted signature]

Mount View Road
Sheffield S8

14th February, 2015

Kier Partnership Services Limited,
4th Floor,
Cathedral Court,
1, Vicar Lane,
Sheffield
S1 1HD

Dear Sirs,

RE: Proposed sale of Cobnar Cottage

I write to object to the sale by auction of Cobnar Cottage in Graves Park.

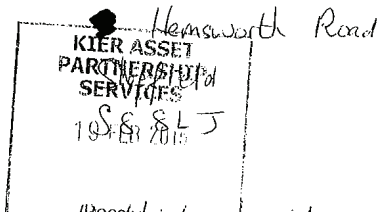
J.G. Graves gave Graves Park to the people of Sheffield, he had covenants written stating that this charitable parkland should be held in trust for the use and enjoyment of the people of Sheffield. The current trustees Sheffield City Council Cabinet are not acting in the best interests of Graves Park. Once the covenants are broken and a part of the charitable land is sold this will put all of the park in danger.

I strongly object to this proposed sale, instead of thinking of ways to break the covenants the trustees should be doing their best to protect the park and its assets for the people of Sheffield and future generations.

Yours faithfully



16th Feb. 2015



Cobnar Cottage should be ~~sold~~ ^{received by} providing the opportunity of a home for someone maybe even a 'Person of Sheffield'!

A memorial garden or similar would merely add to the problems caused locally by visitors using grass verges, restricting free flow of traffic on the main road and leaving litter because there is insufficient parking within Graves Park.

Access is only possible from the bottom of Cobnar Rd for the fit and healthy and not too near the bus stops which are ~~too~~ near the bend in the road making crossing it hazardous unless the person is very agile



workable state of disrepair & are
site for its reinstatement
that the alterations are too great/
to repair, the cottage should be
looked to a nominal height which
I retain its historical imprint & a
cottage would then be removed.
is essential that gates post be returned
entirely for the future use of the
of Sheffeld

Yours sincerely,

[Redacted signature]

Mr Donat Partnership Services LTD
4 floor, Beckett Road
1 Vaux Lane
Sheffeld S1 1HD
9 Feb 2015
[Redacted]
Mount View Road
Sheffeld
S8 8PL

Dear Sir,

Re: objection to the sale of Bohar Cottage

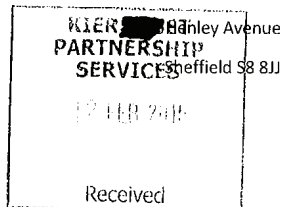
I wish to inform you of my objection to the
sale or any disposal of Beckett Parkland
whenever, especially, Bohar Cottage & the
land upon which it stands

Sheffeld City Council is not authorized to
sell off lands & buildings designated by
J.C. Green, for the citizens of Sheffeld.

(My J.C. Green letters 1925 & 1935 outlining
the Councils agreed)

In respect of Bohar Cottage, S.C.I. members
have over the years allowed it to fall into

Sheffield City Council
c/o Kier Asset Partnership Services Ltd
4th Floor, Cathedral Court
1 Vicar Lane
Sheffield S1 1HD



10 February 2015

Dear Ms/Sir,

Sale of Cobnar Cottage

OBJECTION

On one of my regular walks around Graves Park and its environs I was horrified to note that Sheffield City Council, in its capacity as Trustee for the Graves Park charity, has given notice of its intention to sell Cobnar Cottage by auction.

The land on which the cottage stands is protected by the original covenants of the Graves Park charity which states the land should be kept as parkland in perpetuity. Any sale of this land would be in breach of the covenants.

Instead of repeatedly trying to breach the covenants by seeking to sell charitable land the Trustee should be preserving and developing all the land for the benefit of the public. The population of Sheffield will only ever increase and the use of the parkland by the public will also increase. It has been reprehensible on the part of the Trustee that Cobnar Cottage has been allowed to deteriorate over the years but this is not a satisfactory reason for breaching the covenants. If it is now too expensive to save the cottage it should be demolished and the land returned to parkland. I am sure some imaginative development is possible.

Yours faithfully,

[Redacted signature]

Copies to:

Paul Billington

Councillor Isobel Bowler

Councillor

Ian Auckland

The Charity Commission

KIER ASSET
PARTNERSHIP
SERVICES
13 FEB 2015
Received

[REDACTED]
Charles Ashmore Road
Meadowhead
Sheffield S8 8GJ

Kier Partnership Services Limited

4th Floor, Cathedral Court

1 Vicar Lane

Sheffield

S1 1HD

Objection to the Sale by Auction of Cobnar Cottage in Graves Park

As a member with Friends of Graves Park I object that Sheffield City Council trustees of the Park take gross liberties and breach the covenant and try selling Cobnar Cottage. This land and property is recreational land for the general public use not for the private ownership.

Yours faithfully

[REDACTED]

[REDACTED]



Mount View Road
Norton Lees
Sheffield
S8 8PJ
Date:- 10th February 2015

Kier Partnership Services Limited,
4th Floor,
Cathedral Court,
1, Vicar Lane,
Sheffield
S1 1HD

Dear Sirs,

Proposed Auction of Cobnar Cottage in Graves Park

I strongly object to any sale or disposal of charitable parkland. This includes the land on which Cobnar Cottage is built.

J.G. Graves gave the land in 1925 to the people of Sheffield. He had covenants written which state the land should be kept as parkland forever.

Instead of looking for ways of breaching the covenants, the trustees (Sheffield City Council) should be protecting the park and preserving it for the people of Sheffield. Any sale of any charitable parkland would set a precedent and threaten any or all of Graves Park.

Yours faithfully,

A handwritten signature is written over a thick black horizontal redaction bar. Below the signature, another thick black horizontal redaction bar covers the name of the signatory.

Mr & Mrs R E Tripp
Norton Lane
Sheffield
S8 8HD

13 February 2015

Kier Partnership Services Limited
4th Floor, Cathedral Court
1 Vicar Lane
Sheffield
S1 1HD

Dear Sir/Madam,

Objection to the Sale by Auction of Cobnar Cottage in Graves Park

We object strongly to any sale or disposal of charitable parkland. This includes the land on which Cobnar Cottage is built.

Cobnar Cottage and the land on which it stands are protected by the original covenants of the Graves Park Charity (1925), which state that they should be kept as parkland forever. Graves Park is held in trust for the people of Sheffield and this trust is administered by the trustees. Any sale of this entrusted charitable parkland would be a breach of the covenants.

Instead of looking for ways of breaching the covenants, the trustees (Sheffield City Council) should be protecting the park and preserving it for the people of Sheffield. Any sale of any charitable parkland would set a precedent and threaten any or all of Graves Park.

The Charity Commission are already looking into the legalities of this sale. We are disappointed that once again local residents have to stress the covenants protecting Graves Park, rather than working collaboratively to improve the park.

Yours faithfully

Mr & Mrs R E Tripp

**Ian Auckland Liberal Democrat Graves Park Ward
Denise Reaney
Steve Ayris**

Ian Auckland
250 Norton Lane
Sheffield
S8 8HD

Home Phone 0114 2740474
Email Ian.Auckland@btinternet.com

Feb 17th 2015

On my own behalf, and that of ward colleagues, Councillors Steve Ayris and Denise Reaney, I wish to object to the proposed sale of Cobnar Cottage.

The cottage stands on parkland gifted by J G Graves to the council in 1925, as Trustee, and in furtherance of that Trust, and as a matter of principal, should not be disposed of in any way.

The cottage is in a dilapidated state due to neglect by the Trustees, or neglect by the Council, its agents, or employees, and as a consequence the Trust is certain to suffer loss on disposal, and has suffered loss through failure to make best use of the asset. The Trustees should seek to recover such losses from the responsible parties.

Due to the Governance arrangements of the Charity, the Trustees are not able to demonstrate to the beneficiaries of the Charity, independent judgement to a standard expected in present day circumstances.

Yours faithfully

Cllr Ian Auckland
Graves Park Ward

Kier Asset Partnerships Services Limited,
4th Floor, Cathedral Court,
1 Vicar Lane,
Sheffield. S1 1HD (By hand and e-mail)

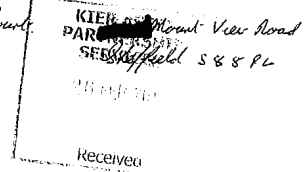
Kier Asset Partnership Services LTD

4 Floor, Cathedral Court,

1 Vicar Lane

Sheffield S1 1HD

8 Feb 2015



Dear Sir,

Objection to the Sale of Dolman Cottage
located in Graves Park - by SCC Trustees

I strongly object to any sale or disposal whatsoever of charitable Parkland & especially Dolman Cottage & the land upon which it stands.

Sheffield City Council Trustees undertook the trusteeship of all lands left by J & J Graves to the citizens of Sheffield.

(Re: J & J Graves letters 1925 & 1935 outlining the Covenants)

It did not authorise the Trustees to sell off the lands & buildings bequeathed.


s.c.c. Trustees have allowed the cottage to become neglected and to fall into disrepair.

There are two alternatives:-

1) renovation of the property and letting it to a council employee which would be in the best interests of the ~~trustees~~ charity.

2) if the dilapidation is too great, then the cottage could be demolished to a normal height so that its historical imprint is retained and a garden could be created in the enclosure.

At all cost, Green Park should be retained in its entirety for the use of future generations.

Yours Sincerely,




[Redacted]
Norton Park View,
Norton,
Sheffield,
S8 8GU.

25 February 2015

Kier Asset Partnership Services Limited,
4th Floor,
Cathedral Court,
1 Vicar Lane,
Sheffield,
S1 1HD.

re: The proposed sale of Cobnar Cottage in Graves Park

Dear Kier Asset Partnership Services,

I am writing to express my opposition to the possible sale of Cobnar Cottage in Graves Park by Sheffield City Council. If the sale were allowed to take place I think that the council would try use it as a precedent to justify selling off other land within Graves Park, and other parks in the city. This land belongs to the people of Sheffield and the council should not be selling it.

It would be better to make the cottage safe and secure and leave it until everyone can agree on a plan which does not include selling it.

yours,

[Redacted signature]

Old Park Avenue
Beauchief
Sheffield
S8 7DQ

13th of February 2015

Sheffield City Council
Town Hall
Pinstone Street
Sheffield
S1 2HH

Dear Julie

I am contacting you to express my extreme disappointment over the decision by the Council to sell Cobnar Cottage adjoining Graves Park in Sheffield. This is charitable parkland and the covenants state clearly that it cannot be sold. The council's view that the people of Sheffield do not care about this piece of our heritage is wrong. There are strong feelings towards this cottage and a view that it's loss would be the thin end of a very big wedge! Losing one small piece of Graves Park could lead to the loss of other locations. I urge you to speak with the officers involved and seek a favourable compromise regarding it's future. The present condition of the building, a disgrace to say the least, is down to the council's failure to maintain the building.

I look forward to your reply

Yours sincerely

[Redacted signature]

Cobnar Road
Sheffield S8 8QE
25 Feb 2015

Kier Partnership Services Ltd
4th Floor, Cathedral Court
1 Vicar Lane, Sheffield S1 1HD



Dear Sirs

Proposed sale of Cobnar Cottage, Graves Park

I wish to strongly object to the above proposed sale.

This cottage and all its curtilage is an integral part of Graves Park, and as such was gifted to the citizens of Sheffield in perpetuity and in trust by Alderman J.G. Graves almost a century ago. Cobnar Cottage is therefore meant to be protected by the charitable covenants covering the park and I take a very dim view of the City Council nominees (currently sitting as Trustees on the Graves Park Charitable Trust), instead of operating in the spirit of this precious inheritance, scheming legally to have these covenants altered so as to be able to sell the cottage!

The ruse likely being used with the Charity Commission by the City Council 'Trustees' and officials is that the Cottage and linear garden it stands in have no public amenity value. This is absolutely wrong.

Firstly, it has historical, heritage and interpretative value because the Cottage dates back more than 200 years, lies directly on the old turnpike route from Sheffield to [REDACTED] and is part of the historic hamlet of Bolehill.

Secondly, the 'Friends of Graves Park Trust' (FOGPT) has recently considered and consulted on the situation surrounding the Cottage and has proposed a partial demolition (the City Council having let the property fall into disuse and decline with the effect that it would now be prohibitively expensive to renovate it), and imaginative restoration/rejuvenation of the cottage's architectural foundations and wind-protected land packet into an interpretative/memorial/sitting garden for park users. [It should be noted that FOGPT do have resources (they have already spent a sizeable amount of money on survey work, garden clearance work etc at the Cottage site), and they have stated they are confident they can raise the money that is needed to carry out their proposed restoration/rejuvenation].

This latter proposal is particularly relevant, given that a senior citizens' apartments' complex is sited directly opposite the cottage and I know personally from speaking to residents there that such an amenity would be highly popular with them. It is also the case that Jan Wilson, the recently deceased Leader of Sheffield City Council, was brought up in Bolehill Cottage, which is just across from Cobnar Cottage - so there is an opportunity to commemorate this famous and well-regarded person in the proposed special garden.

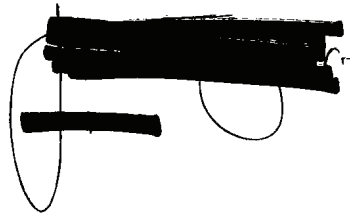
As part of their argument for privatising public property and land - which is what a private auction sale of Cobnar Cottage and its curtilage amounts to - the City Council's 'Trustees' of the Graves Park Charitable Trust have said that the sale proceeds would be re-invested in the park. Given that such monetary capital could only be spent once, whereas the social return from an interpretative/memorial/sitting garden (itself paid for via FOGPT) continues in perpetuity, it is quite clear that the latter is the superior investment.

If the City Council persists with this argument that proceeds from a sale of the Cottage can be re-invested the conclusion I would draw from this is that those proceeds are actually being pursued to mitigate existing budget pressures. That is, to use as expenditure offsets, not as real add-ons. Of course, these offsets are easily disguised in the global budgeting complexities of local government.

I will close by saying that the attempt to sell Cobnar Cottage is completely contrary to the spirit, aims and approach of Alderman J. G. Graves, who over several years kept *adding* parcels of land to Graves Park, not deleting them! And speaking as both a citizen of Sheffield who values and uses Graves Park frequently, and a local resident whose house - just yards from Cobnar Cottage - overlooks the Park, I did not purchase my house (because of its privileged location, at a premium price), on the understanding that I would one day find myself looking across at its magnificent landscape interrupted by the sight of an incongruous private residence.

Stop this sale!

Yours sincerely,

A redacted signature consisting of several thick black horizontal bars obscuring the name and any handwritten notes. A thin, curved line is visible to the left of the bars, possibly representing a pen stroke or a decorative element.

From:

Sent: 26 February 2015 16:02

To: Support, SheffieldP&FM (Shared)

Subject: Cobnar Cottage

I wish to lodge an objection to the disposal of Cobnar Cottage to a private bidder by auction as this was a charitable gift to the Citizens of Sheffield by JG Graves, and, as such, this proposed action is highly inappropriate and morally wrong

Cotswold Road

Sheffield

S6 4QZ

From:

Sent: 26 February 2015 21:45

To: Support, SheffieldP&FM (Shared)

Subject: Cobnar Cottage Graves Park

I wish to strongly protest against the proposed auction of Cobnar Cottage by Sheffield City Council.. This cottage along with Graves Park was gifted to the Council for the benefit of the people of Sheffield and it is totally wrong for the council to dispose of this gift. It is now only a liability because the Council have let it become one. If the cottage is beyond repair then the Council should gift it to the the Friends of Graves Park and let them replace it with a memorial garden which would be of no cost to the Council and be something which the people of Sheffield could still use.

I reiterate that the Council have no right to dispose of something that was given in trust to the people of Sheffield forever. FOREVER should mean FOREVER NOT 90 YEARS.

THIS SALE MUST NOT BE ALLOWED TO GO AHEAD

(Sheffield Ratepayer)

APPENDIX C

**We, the undersigned, believe that Graves Park -
which was given to the people of Sheffield to enjoy
forever - should be protected, and we oppose plans
by Sheffield Labour Council to sell off Cobnar
Cottage.**

Timestamp	Name	Email
9/19/2013 14:28:10	<u>A Sellars</u>	
11/5/2013 7:44:53	<u>A&J Greenwood</u>	
8/26/2013 14:53:22	<u>Abi Starr</u>	
8/28/2013 4:24:57	<u>Adam Funk</u>	
1/21/2015 3:55:37	<u>adam King</u>	
8/22/2013 12:55:30	<u>Adela Surowiak & Jonathan Payne</u>	
8/21/2013 9:39:57	<u>Alan Griffiths</u>	
3/26/2014 6:11:14	<u>Alison Postle-Owen</u>	
10/8/2013 0:10:18	<u>Allison Robb</u>	
9/17/2013 11:24:34	<u>Amanda Jane Griffiths</u>	
8/22/2013 1:23:08	<u>ANDREA CARNALL</u>	
3/12/2014 12:29:28	<u>Andrea Walker</u>	
9/16/2013 23:10:31	<u>Andrew Barlow</u>	
11/7/2013 9:11:12	<u>Andrew Birkby</u>	
10/7/2013 12:58:26	<u>andrew Goddard</u>	
10/29/2013 11:19:06	<u>Andrew Langner</u>	
8/21/2013 9:17:31	<u>andrew thorpe</u>	
9/16/2013 23:54:22	<u>Andrew Welsby</u>	
8/22/2013 13:12:44	<u>Angela Bennett</u>	
9/20/2013 13:11:24	<u>ann arnold</u>	
8/21/2013 13:33:44	<u>Ann Ward</u>	
9/17/2013 0:27:34	<u>Ann Wild</u>	
5/11/2014 4:04:12	<u>Anne Brundell</u>	
8/29/2013 0:45:35	<u>Anne Jennings</u>	
1/21/2015 3:56:56	<u>annette Robinson</u>	
8/21/2013	<u>Annette Walsh</u>	

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1/20/2015 9:02:18 Anthony Vardy
3/7/2014 11:30:37 Arthur Pidcock
3/7/2014 3:12:53 Barbara Marilyn Pidcock
8/28/2013 12:55:48 Barbara Salmon
1/13/2015 23:03:22 Barbara tollerfield
8/23/2013 7:18:00 Beris Hudson
8/22/2013 7:33:44 Beverley chappell
8/23/2013 7:31:03 Brenda Sleaford
3/7/2014 2:04:38 Brian Crookes
10/8/2013 2:23:58 Brian Winfrow
8/21/2013 12:10:22 Brian/Hazel Deakin
8/28/2013 2:50:07 Bronwen Moss
9/17/2013 1:20:24 C bailey
11/4/2013 11:53:39 C.J.STEAD
9/22/2013 12:27:57 c.wright
10/8/2013 11:03:34 c.wright
3/9/2014 5:57:44 Caroline Dewar
8/23/2013 0:46:02 Caroline Fixter
10/7/2013 13:38:18 caroline garfitt
3/7/2014 12:34:16 Caroline pendleton
1/13/2015 8:56:56 Carolyn Snowden
8/23/2013 9:45:48 CAROLYN VALENTINE
3/7/2014 2:23:20 Catherine Kay
1/21/2015 3:54:51 Catherine King
10/8/2013 10:55:50 chris titus
9/6/2013 12:44:20 Christina wright
10/12/2013 1:15:37 Christine & David Cowen
11/4/2013 4:50:51 Christine and David Cowen
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3/7/2014 2:32:47 Christopher Graham
8/21/2013 9:34:18 Colin Welsh
9/18/2013 11:31:32 Colin Wright
3/13/2014 14:40:48 colin wright
11/4/2013 5:26:18 Connor Peck
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1/21/2015 Harold Dixon

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8:13:33 Mr & Mrs Edwards
3/7/2014
13:22:10 Mr D March
9/17/2013
8:37:00 Mr Dennis Harley
3/10/2014
Mr K Shaw

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10/29/2013 4:34:40 Mr R Royston
10/21/2013 8:01:37 Mr S Needham
9/20/2013 6:40:15 Mr. G.S.Oates
3/7/2014 8:13:37 Mr. G.S.Oates Mrs J.Oates
9/17/2013 2:58:05 Mr. H. Davey
3/10/2014 14:02:54 Mrs B Barker
8/23/2013 4:04:10 Mrs Brenda Anthony
9/20/2013 3:15:59 Mrs Brenda Anthony
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8/25/2013 5:54:39 Mrs Julia harley
4/30/2014 3:30:20 Mrs M E Barter
10/21/2013 8:01:04 Mrs N Needham
12/31/2013 4:05:05 Mrs Rae Betsworth
11/4/2013 6:06:31 Mrs S March
8/31/2013 23:13:14 Mrs Sally Vardy
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9/17/2013 5:21:08 Ms Sheila Taylor
9/1/2013 4:03:42 natalie simmonite
10/8/2013 7:02:12 natalie.873@hotmail.com
11/6/2013 6:45:41 Nathan White
11/3/2013 11:50:15 Neal Johnston
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4/15/2014 7:03:52 nicola barwell
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8:07:57 Towers
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10:43:56 Philip Elliot
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5:57:16 Rachael Trenchard
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13:51:16 Rob Cottom
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8:56:18 Robert & June Leek
9/17/2013 Robert and Christine
12:06:29 Sharman
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17:43:13 Gregory
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12/31/2013 5:19:26 roger bell
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 12/1/2013 14:06:51 ronald carter
 11/6/2013 2:54:39 roy phipps
 8/21/2013 10:20:25 Russell Thomas
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 9/16/2013 23:51:51 SALLY VARDY
 9/17/2013 0:57:18 sandra thackeray
 11/2/2013 3:55:20 Sara Calow
 4/15/2014 7:02:48 Sarah Barwell
 8/23/2013 12:55:23 Sharon hirshman

SHARON SCOTRICK
JERRY BOYD &
 1/13/2014 14:28:04 FRANCESCA
SCOTRICK-BOYD
 8/22/2013 6:19:50 Sheila Taylor
 8/22/2013 2:59:34 Shirley Bowskill
 10/7/2013 14:16:57 Stan&Eileen Ellis
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 8/21/2013 9:41:13 Steve Ayris
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 8/21/2013 Sue Auckland

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8:31:21 Sue Hawxwell
8/21/2013
9:43:23 Sue Lewin
8/23/2013
6:46:54 Sue March
11/2/2013
1:32:27 Susan Clarke
3/7/2014
1:00:37 susan collins
8/22/2013
8:33:01 Susan Deal
11/2/2013
5:46:02 Susan Ellis
3/14/2014
7:43:07 susan jones
10/15/2013
6:07:49 susan march
4/19/2014
2:46:06 susan morley
9/19/2013
1:39:40 susan towers
8/28/2013
10:53:45 Terence G Sayles
10/22/2013
13:21:00 Terry Hudson
8/21/2013
14:49:53 Theresa Taylor
3/8/2014
5:00:52 tim
10/8/2013
1:29:08 Tim Gripton
10/10/2013
1:28:00 Tina wright
4/15/2014
7:04:18 tony barwell
9/17/2013
14:32:58 Tracy Goddard
8/21/2013
13:07:47 Valerie Green
10/7/2013
13:59:47 Veronica bayne
3/8/2014
6:59:03 Victoria Hoar
10/29/2013
11:20:04 Victoria Langner
10/7/2013
12:58:19 Virginia Richmond
12/30/2014
13:44:00 Will Blantern
10/8/2013
2:41:27 Will Gates

