

Committee: Community

Agenda Item

Date: 24 January 2008

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Title: Land at Great Dunmow

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Item for decision

Summary

- 1 This report advises the Committee of a request for it to sell an area of Council owned land at either Rosemary Crescent or Waldgrooms in Great Dunmow to provide an access road to a new development at Buildings Farmhouse.

Recommendations

- 2 That the Committee indicates whether or not it is prepared to enter into negotiations regarding the sale of the area of land in question

Background Papers

- 3 The following papers were referred to by the author in the preparation of this report and are available for inspection from the author.
 - Communication from the owners (Developers) of Buildings Farm House.
 - Results of investigations by the Council's Legal Services
 - Photographs of relevant areas

Impact

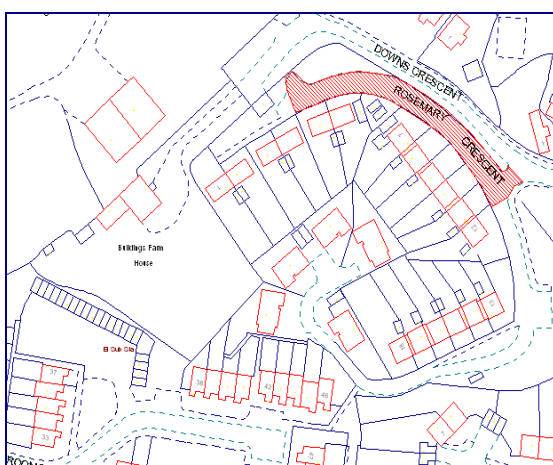
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Communication/Consultation	Residents of Rosemary Crescent or Waldgrooms in Great Dunmow
Community Safety	Increased traffic flow
Equalities	N/A
Finance	The land concerned is a Council asset and may raise a considerable capital receipt
Human Rights	N/A
Legal implications	Required relating to land issues
Ward-specific impacts	Increase in the movement of traffic in the area around Rosemary Crescent or Waldgrooms in Great Dunmow

Workforce/Workplace	N/A
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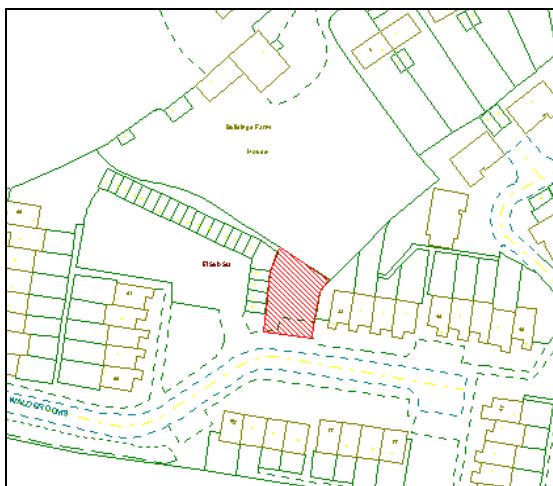
Situation

- 5 The Council has received a request from the owners of Buildings Farmhouse to indicate in principle if it is prepared to enter into negotiations to sell access across an area of Council owned land in Rosemary Crescent or to sell land at Waldgrooms in Great Dunmow
- 6 **Option 1 - Rosemary Crescent**
The Council land currently forms part of a turning head on the north side of Rosemary Crescent – access route via Rosemary Crescent hatched below



7 **Option 2 - Waldgrooms**

The Council land is currently open greensward and extends approximately 265m2 – hatched below



- 8 The land would be used to provide an access road to a new development within the grounds of Buildings Farmhouse for which planning permission has been obtained under reference UTT/353/06/FUL.
- 9 The current planning permission has been approved for the erection of 6 houses within the grounds of Buildings Farmhouse with access via a private drive known as Downs Crescent. The drive is privately owned by the existing residents along the crescent however actual permission has proved difficult to obtain.
- 10 To progress the development the developer must establish access to the site. The Council owned land is in effect now the only access to the site and the Committee is therefore being asked to indicate whether, in principle, it is prepared to enter into negotiations regarding either piece of land. The site is currently within the development limits of Great Dunmow.
- 11 Either option would require a valuation by the District Valuer and would be conditional to limit impact to existing residents.
- 12 Rosemary Crescent is the owners preferred option and the Council's Legal Services consider the District Valuer would recommend quite a high price, require a contribution to road maintenance and the provision of parking for existing residents

Risk Analysis

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Risk	Likelihood	Impact	Mitigating actions
Disruption to neighbourhood whilst work is in progress	High	Medium	Conditions attached to the sale of any land or rights of access