

**Sale of Land adjacent 4 Randall Close, Great Dunmow
Community Committee**

Committee: Community

Date: 22 January 2009

Title: Land adj 4 Randall Close, Great Dunmow

Author: Eileen Evans

Agenda Item

10

Item for
decision

Summary

This report advises the Committee of a request for it to sell an area of Council owned land adjacent to Randall Close in Great Dunmow to provide a garage for the resident at No. 4 Randall Close

Recommendations

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

Communications with residents at No. 4 & No. 5

Results of investigations by the Council's Legal Services

GIS & Conveyance Plans

Photographs of the area

Impact

Communication/Consultation	Resident of No. 5 Randall Close in Great Dunmow
Community Safety	Slight reduction to existing parking area
Equalities	N/A
Finance	The land concerned is a Council asset and will raise a capital receipt
Human Rights	N/A
Legal implications	Required relating to land issues
Ward-specific impacts	Small reduction to parking area for residents of Randall Close & recycling storage area used by residents of No. 4 & 5 Randall Close
Workforce/Workplace	N/A

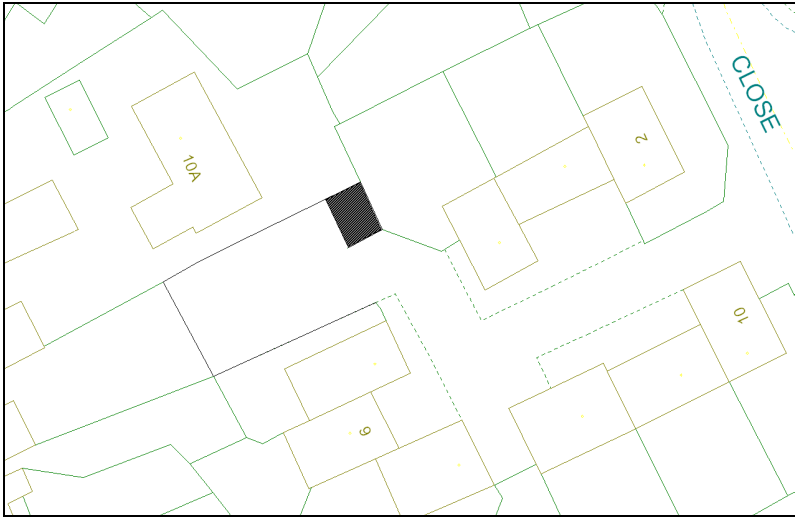
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Situation

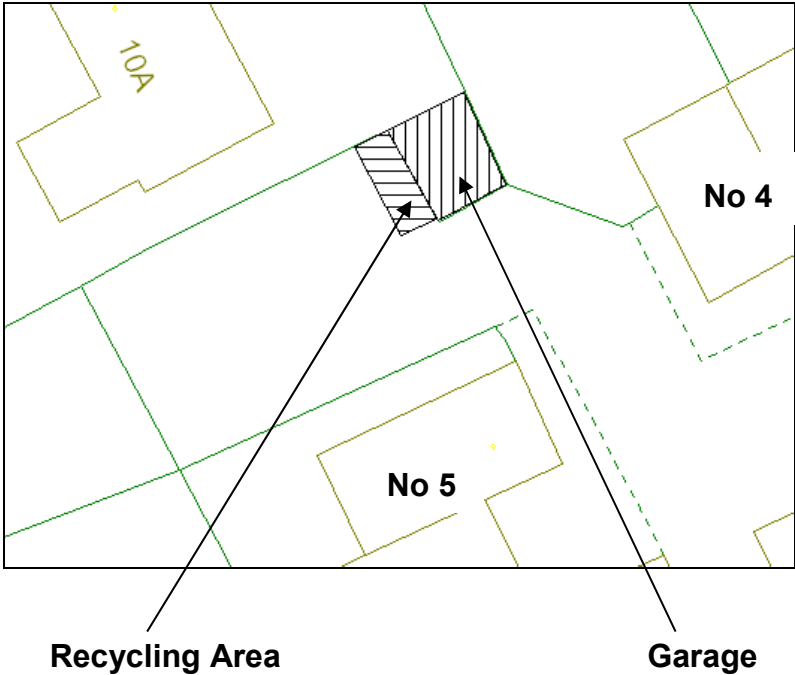
The Council has received a request from the resident of No. 4 Randall Close to indicate in principle if it is prepared to enter into negotiations to sell an area of Council owned land adjacent to their property in Great Dunmow

Randall Close

The Council land forms part a recycling storage area within the existing parking area on the east side of Randall Close adj to no. 4 – see below.



The proposed garage area and revised recycling area are hatched below



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The land would be used to provide a garage for the resident of no. 4 Randall Close, Great Dunmow.

An assessment by our Estate Surveyor indicates the impact of reducing the parking area to be low as the main area is currently used for recycling, and is balanced against the alternative use of the new garage by the residents of no. 4 and the current use of alternative parking areas or driveways by other residents.

Consideration has been given to the resident at no. 5 with the provision details of the proposed location for the garage and recycling area following their written confirmation they have no objection to the proposal in principle.

The Committee is therefore being asked to indicate whether, in principle, it is prepared to enter into negotiations regarding either piece of land. .

The sale would require a valuation by the District Valuer and would be conditional to limit impact to existing residents.

Risk Analysis

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