

Committee: Community and Housing

Agenda Item

Date: 19 March 2009

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Title: LAND AT THE REAR OF WOODVIEW
ROAD, GREAT DUNMOW

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Summary

- 1 This report advises the Committee of a request to purchase an area of Council owned land, currently used for residents parking, at the rear of Woodview Road, Great Dunmow.

Recommendations

- 2 Officers recommend that the land should be retained for residents parking and the future benefit of tenants.

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 of the report.
 - a) Correspondence between the Council and the representative of No 37 High Meadow, Great Dunmow
 - b) Report to Community Committee March 2006

Impact

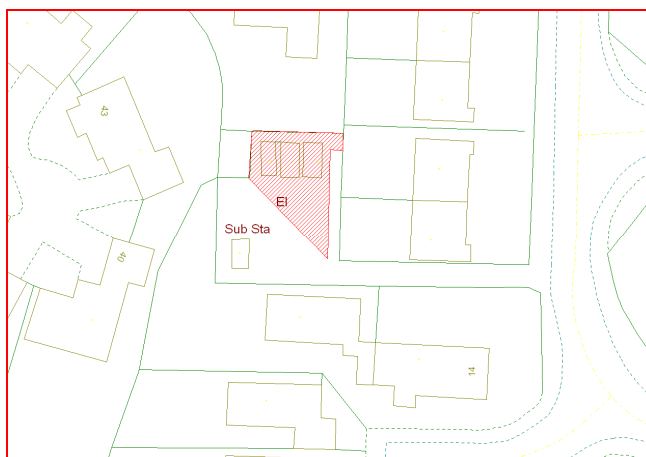
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Communication/Consultation	Sale would risk non-compliance with previous tenant consultations
Community Safety	Consideration required for residents safety during any works
Equalities	N/A
Finance	The land concerned is a Council asset and would raise a small capital receipt
Human Rights	N/A
Legal implications	Required relating to land issues
Ward-specific impacts	Loss of Council use land.

Workforce/Workplace	N/A
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Situation

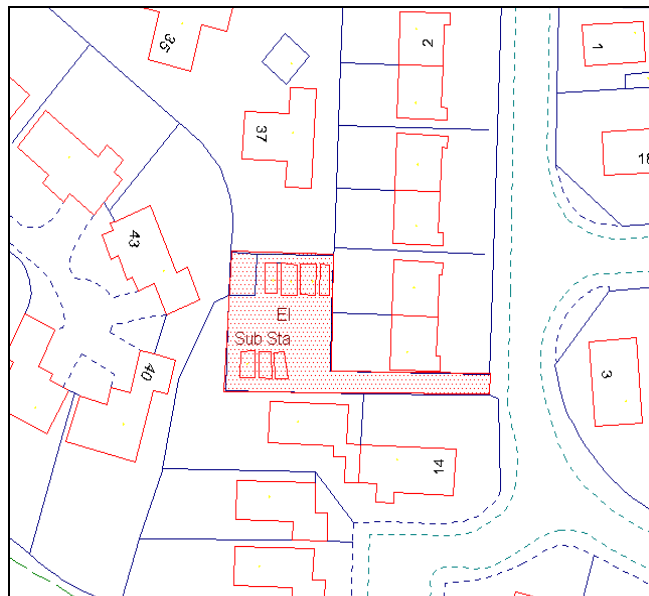
- 5 The Council has received a request from the resident at 37 High Meadow, Great Dunmow for the Committee to indicate in principle if it is prepared to enter into negotiations to sell an area of Council owned land at the rear of Woodview Road, Great Dunmow.
- 6 An original request was for all the land to be incorporated into the garden of no. 37 was declined by Officers, due to the need to retain parking for residents. The new proposal is to purchase a reduced area of land – see hatched area below.



- 7 Whilst the new proposal does not include the whole site Officers feel that the land is more valuable to the Council as parking land.
- 8 Background
The site, pictured below, was included in the Council's garage site review and recommended for further consideration re affordable housing or sale as a plot for private development.



- 9 On further investigation the site on its own was determined as being unsuitable for development due to the location of the sub station and access problems. Tenants were consulted during the review and expressed a wish for the land to be retained for parking. There are plans to improve the current parking area – as detailed below – and this has been identified for inclusion in a programme of works to improve parking facilities for tenants, subject to funding.



Risk Analysis

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Risk	Likelihood	Impact	Mitigating actions
Non-compliance with previous tenant consultations and limited Council options for the land in the future	Medium	Medium	Land is retained for residents parking