

WEST DUNBARTONSHIRE COUNCIL

Report by the Executive Director of Housing, Environmental and Economic Development

Housing, Environment and Economic Development Committee: 6 January 2010

Subject: Sale of land extending to 1,554 sq metres (0.383 acres) or thereby adjacent to 44 Dumbarton Road, Bowling

1. Purpose

- 1.1** The purpose of this report is to seek Committee approval to sell the land extending to 1,554 sq metres (0.383 acres) or thereby adjacent to 44 Dumbarton Road, Bowling on the open market for residential development purposes.

2. Background

- 2.1** The site, as outlined in red on the attached plan, has been identified as potential housing land as it lies within an Existing Residential Area (Policy H5) zoning in the West Dunbartonshire Council Finalised Draft Local Plan. The ground, which is covered in grass, is presently maintained by Land Services as open space.
- 2.2** Historical maps show that a single dwelling had been erected on the site thus establishing a precedent for future residential development.
- 2.3** The Roads Traffic Section of the Council has no objections to the use of the site for residential use.
- 2.4** The Development Management Section of Planning Services would favourably consider development of two house plots subject to the resolution of design or technical issues. Similarly Land Services are also agreeable to removing this ground from their maintenance programme.

3. Main Issues

- 3.1** The loss of open space can be limited by sensitive development of the site.
- 3.2** The Council will benefit from future revenue savings of approximately £360 per annum in grounds maintenance and a capital receipt in the region of £90,000.
- 3.3** In general the village will benefit from development of an infill site which would improve the streetscape of Dumbarton Road, Bowling.

4. Personnel Issues

4.1 There are no personnel issues.

5. Financial Implications

5.1 It is estimated that the Council will benefit from a capital receipt in the region of £90,000 for this site during the financial year 2010/11. There will also be revenue savings of approximately £360 per annum in respect of ground maintenance.

6. Risk Analysis

6.1 There is no risk associated with the sale of this land on the open market.

7. Conclusions & Officers' Recommendations

7.1 The sale of this land will benefit the Council from a capital receipt as outlined in paragraph 5.1 and savings in revenue expenditure referred to in paragraph 3.2.

7.2 It is recommended that the Executive Director of Housing, Environmental and Economic Development be authorised to sell the land extending to 1,554 sq metres (0.383 acres) or thereby adjacent to 44 Dumbarton Road, Bowling on the open market subject to a closing date for residential development.

7.3 It is also recommended that the Head of Legal, Administrative and Regulatory Services be authorised to conclude the transaction subject to such legal conditions that are considered appropriate.

Elaine Melrose

Executive Director of Housing, Environmental and Economic Development

Date: 8 December 2009

Person to Contract: William Gibson - Section Head, Estates, Garshake Road, Dumbarton, telephone: 01389 737156, e-mail: william.gibson@west-dunbarton.gov.uk

Appendices: Plan

Background Papers: Estates Section's Files

Ward Affected: 3