

PROPOSED DISPOSAL OF CAR PARK AT CAIRNIE LOAN ARBROATH

Abstract

The report advises the Committee of proposals for the disposal of the car park at Cairnie Loan Arbroath.

RECOMMENDATIONS

The Resources and Central Services Committee is recommended:

1. to declare the car park at Cairnie Loan, Arbroath surplus to Angus Council's requirements;
2. to authorise the Director of Property Services to market the site for sale or lease and report back to Committee with the outcome of the marketing exercise.

1 INTRODUCTION

The Infrastructure Services Committee of 22nd January 2004 (Report No 80/04) approved that the car park at Cairnie Loan, Arbroath be declared surplus to the Roads department's requirements and instructed the Director of Property Services to determine any alternative Council use of the site.

2 CURRENT POSITION

The site has been circulated to all Council departments and no interest has been expressed.

Report No 80/04 advised the Committee of the access requirements of the adjacent public house and residential property and members should note that the disposal of the whole site may compromise the existing access and affect the commercial interests of this business.

Discussions have taken place with the owner of the adjacent public house and he has expressed an interest in acquiring either the whole site or at least enough of the site to secure access to his premises. The Director of Planning and Transport has however advised that there are no planning reasons for not permitting residential development of the car park.

It is therefore proposed to market the site for sale or lease subject to the purchaser making suitable arrangements for access to the public house and residential property. This access area may require to be sold or leased to the owner of these adjacent properties and would be

sold or leased at the market value. A further report will be submitted to the Committee to advise the outcome of the marketing exercise.

3 FINANCIAL IMPLICATIONS

The sale or lease of the car park will relieve the car park reserve fund of the annual expenditure of £1,500 and cost of essential maintenance works of £15,000.

Any income for the sale or lease of the car park would be credited to the car park reserve fund.

4 CONSULTATION

The Chief Executive, the Director of Law & Administration, the Director of Finance, the Director of Planning and Transport and Director of Roads have been consulted in the preparation of this report.

5 CONCLUSION

The car park at Cairnie Loan, Arbroath is now surplus to Angus Council's requirements. It is proposed to market the site for sale or lease subject to satisfactory access arrangements being put in place for the adjacent properties.

6 HUMAN RIGHTS ACT IMPLICATIONS

There are no Human Rights Act implications specific to this report. Any implications as a consequence of discharging recommendations detailed in this report will be managed in accordance with the standing procedures and processes established by the Property Services department.

REFERENCES

<u>Committee</u>	<u>Date</u>	<u>Report No</u>	<u>Subject</u>
Infrastructure Services	22/01/04	80/04	Proposed sale of off-street car park at Cairnie Loan, Arbroath

BACKGROUND PAPERS

No background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information), were relied on to any material extent in preparing the above report.

M G Lunny
Director of Property Services