

**BRIERLEY HILL AREA COMMITTEE**

**DATE: 3 FEBRUARY 2004**

**REQUEST TO: PURCHASE LAND**

**LOCATION: ADJACENT TO 51 RYDER STREET, WORDSLEY**

**(As shown on the plan attached)**

**BACKGROUND**

An application has been received from the owner of 51 Ryder Street, Wordsley, a former council house purchased under the right to buy, to purchase an area of Housing controlled land adjacent to the property.

The applicant states that the land was formerly leased to the previous owner of 51 Ryder Street by the Council to use to grow vegetables and the only entrance into the land is from 51 Ryder Street. The applicant therefore wishes to purchase or lease the area of land to incorporate it within his garden.

**COMMENTS**

The relevant Council Directorates have been consulted regarding the application and the Directorate of Housing can find no record on the house file to suggest that the land was leased to the previous owner of 51 Ryder Street. However, as the land forms something of a local nuisance, they do not object to the land's disposal but consider it could be sold on the open market as a residential development plot, subject to planning consent being granted.

If residential use is not acceptable from a planning point of view they would wish the land sold to No. 51 for a garden extension.

The Director of Law and Property have no objections to the land's disposal but consider residential development subject to planning consent would be preferential. However, if this is not forthcoming a sale to the applicant should be agreed.

The Directorate of the Urban Environment consider that the site should be sold on the open market for development purposes subject to planning consent being obtained. They state that there are two publically adopted sewers crossing the site which require a 6m easement.

**PROPOSAL**

That the Area Committee advise the Lead Member for Housing to declare the land adjacent to 51 Ryder Street, Wordsley, surplus to requirements, to be sold on the open market for residential development, subject to gaining planning consent.

Should the site not gain planning consent for residential development, it should be sold to the owner of 51 Ryder Street for garden purposes, on terms and conditions to be negotiated and agreed by the Director of Law and Property.

### **BACKGROUND PAPERS**

1. Letter(s) from the applicant.
2. E-mails and memos from the Council Directorates.

Contact Officer: Gill Hudson, Property Manager, Ext. 5311