

DUDLEY METROPOLITAN BOROUGH

NORTH DUDLEY AREA COMMITTEE

DATE: 4TH FEBRUARY 2004

REQUEST FOR A LICENCE

LOCATION: LAND AT THE REAR OF 13 TEMPLE STREET (LOWER GORNAL YOUTH CENTRE), LOWER GORNAL
(As shown on the plan attached)

BACKGROUND

A request has been received from owner 13 Temple Street for an access agreement over the Council owned land at the rear of his property. The land is used by the Lower Gornal Youth Centre and is under the control of the Directorate of Education.

COMMENTS

All the relevant Council Departments have been consulted.

The Directorate of the Urban Environment object to the application as it would set an undesirable precedent for vehicular access and there is potential for conflict between the users of the Centre and vehicles. There is also a large bank, which would be extremely difficult for vehicles to negotiate. The use of this area by vehicles would require the removal of trees and could also affect the stability of the car park.

The Directorate of Education and Lifelong Learning object to the application for a number of reasons; there are a number of well established trees that would have to be removed; a number of car park spaces at the centre would be eliminated; if the cars parked on the approach it would cause problems for the applicant and two other properties that back on to the car park were refused permission for the same reasons in June 2000.

PROPOSAL

That the Area Committee advises the Lead Member for Education and Lifelong Learning to refuse the application for an access agreement.

BACKGROUND PAPERS

1. Letter from the applicant dated 19th September 2003.
2. Letters, memos and e-mails from the Director of Law & Property dated 25th September, 13th & 25th November, 2nd December 2003.
3. Memos and e-mails from the Directorate of the Urban Environment dated 9th December 2003.
4. E-mail from Directorate of Housing dated 7th November 2003.
5. E-mail from the Directorate of Finance dated 12th November 2003.

Contact Officer: Alan Nugent, Property Manager, and Ext 5351.