

BRIERLEY HILL AREA COMMITTEE

DATE: 3 FEBRUARY 2003

REQUEST TO LEASE LAND

LOCATION: ADJACENT TO 20 COOPER AVENUE, BRIERLEY HILL

(As shown on the plan attached)

BACKGROUND

An application has been received from the tenant of 20 Cooper Avenue, Brierley Hill to lease an area of land adjacent to the property.

The land is owned by the council and controlled by the Directorate of Housing and forms a grassed corner plot.

The applicant wishes to purchase the area of land as the grass does not get cut very often by the Council and has become an eyesore with rubbish accumulating on the site. The applicant therefore wishes to lease the area of land to extend the existing garden which is quite small. The applicant has stated that they would fence off the land at their own expense to incorporate it within the garden and that if all of the land is not available they would accept a smaller area.

COMMENTS

The relevant Council Directorates have been consulted regarding the application and the Directorate of Housing state that whilst the opposite corner adjacent to No. 22 was sold as part of the tenancy sometime ago, this was before the Housing Department formulated their policy of not normally selling corner plots on such estates.

This particular corner plot, whilst untidy, is regularly used by local residents for off street parking and the Housing Department feel that if they were to dispose of it by way of a lease to the applicant local parking problems would be exasperated and may lead to local disputes.

The directorate consider that the area of land is too narrow to consider splitting the area and leasing a strip to the applicant, and whilst they have some sympathy, on balance they wish to refuse the application.

The Directorate of Law and Property having visited the site state that part of the land is being used by the applicant to gain access to the rear garden in order to park a touring caravan. As the land is a corner plot and its disposal would be contrary to the Housing Department's policy of not disposing of corner plots, the application should be refused and the applicant offered a Housing Department standard access agreement in order to regularise the situation regarding access to the rear garden across the land.

There were no further objections to the proposal.

PROPOSAL

That the Area Committee advise the Lead Member for Housing to refuse the application to lease the land but to grant a standard Housing Access Agreement in order to gain access and egress only by vehicle to the rear 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