

APPENDICES

HALESOWEN AREA COMMITTEE

DATE: 17 SEPTEMBER 2003

REQUEST FOR: APPLICATION TO PURCHASE LAND

LOCATION: LAND TO REAR of 2-12 PRINCESS CRESCENT, HALESOWEN

(As shown hatched on the plan attached)

BACKGROUND

A report regarding this application was originally submitted to the Halesowen Area Committee at its meeting on 4 December 2002, but was deferred so that written confirmation that all of the owners of properties numbered 2-12 Princess Crescent wished to purchase the land could be obtained. This written confirmation has now been received.

To confirm, an application was originally received from the owner of 8 Princess Crescent to purchase the Council owned land to the rear of his property. This land is under the control of the Directorate of Urban Environment (Cultural and Community Services Division).

The land required by the applicant lies to the rear of his property. There are six houses in the row and the applicant advised that each of the respective owners are also interested in the possibility of purchasing land immediately to the rear of their property. The owners wished to purchase this land to extend their current gardens which are quite small. The land required is approximately 160ft in length and has a depth of approximately 20ft.

The area in question is overgrown and heavily planted with trees. Many trees in the centre are dead with branches falling from them and in two instances trees have fallen. The edge of the land which borders the houses is lined with bushes and trees which the applicant and his neighbours have cut back in order to let light into their gardens.

This land was purchased originally for housing purposes in 1975, but is now laid out as an amenity space at the rear of 2-48 Princess Crescent under the control of the Directorate of Urban Environment (Cultural and Community Services Division).

COMMENTS

All of the relevant Council departments have been consulted and the Directorate of Urban Environment have confirmed their previous objections to the application and advise that they consider that this area provides a pleasant area of grassed land and trees which provides an informal open space used for dog walking and recreation, and that there is also a well worn path made by pedestrians. The land falls within a wider area of linear open space within both the adopted and emerging revised Unitary Development Plan and therefore the Directorate recommend that the application to purchase the land should be refused. If, after due consideration of Officers' comments, the Halesowen Area Committee should wish to recommend the sale, then any sale should be subject to planning permission being obtained for change of use to garden land prior to completion, advertising the sale of open space, and upon terms and conditions to be negotiated and agreed by the Director of Law & Property.

PROPOSAL

That the Area Committee consider the application, in the light of Officers' comments, and make the appropriate recommendation to the Lead Member for Leisure.

BACKGROUND PAPERS

1. Letter from applicant dated 2nd August 2002 and 3 February 2003
2. E-mails and memos from the Directorate of Law and Property dated 3rd September 2002.
3. E-mails and memos from the Directorate of Urban Environment dated 5th September 2002, 13th September 2002, 1st October 2002, 17 March 2003 and 25 March 2003.
4. E-mails and memos from the Housing Department dated 15th August 2002.
5. E-mails and memos from the Finance Department dated 19th August 2002.

Contact Officer: Janice Rogers, Property Manager, Ext. 5321