

APPENDICES

BRIERLEY HILL AREA COMMITTEE

DATE: 3 FEBRUARY 2004

REQUEST TO PURCHASE LAND

LOCATION: OPPOSITE 15 WALDRON AVENUE, BRIERLEY HILL

(As shown on the plan attached)

BACKGROUND

An application has been received from the owner of 15 Waldron Avenue, Brierley Hill, a former Council house purchased under the right to buy, to purchase an area of Council land opposite the property which is controlled by the Directorate of Housing.

The land is required to provide parking spaces for the applicant and his son's vehicles. The applicant states he is on 24 hour call out and has supplied a letter from his employer confirming this, and this means he is called out in the early hours of the morning. Due to the parking situation in the street, this causes problems as the applicant has to wake his neighbours in order for them to move their vehicles as his vehicle is sometimes blocked in. This is obviously causing a problem for both the applicant and his neighbours.

The applicant therefore wishes to purchase this area of land in order to provide exclusive car parking for himself and his son. The applicant states that although there is a car park in the street it is only large enough for 4-5 cars and there are at least 12 vehicles owned by the occupiers of Nos 13-27 Waldron Avenue.

COMMENTS

The relevant Council Directorates have been consulted regarding this application and the Directorate of Housing considers that the disposal of the land for parking would improve the area and therefore support the application.

However, the Directorate of the Urban Environment consider that the application should be refused as the site forms part of a wider area of public open space, which has important informal recreation value serving the needs of the residential environment. The land is also important for its positive contribution to the visual amenity of adjoining residential areas and forms a buffer zone separating established industrial uses located to the east from residential uses located in the west. They therefore consider that its disposal would set a dangerous precedent which would result in the loss of open space and wish the application refused.

The Traffic and Road Safety Division have suggested that the existing parking area could be extended subject to planning consent being granted and that residents finance to the cost of the works and its future maintenance.

The Directorate of Housing however, have no funds available to provide additional, parking in the area.

PROPOSAL

That the Area Committee recommend that the Lead Member for Housing refuse the application.

BACKGROUND PAPERS

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

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