

STOURBRIDGE AREA COMMITTEE

DATE: 10th DECEMBER 2003

REQUEST: TO PURCHASE LAND

LOCATION: 15 OLDNALL CLOSE, WOLLESCOTE

(As shown on the plan attached)

BACKGROUND

An application has been received from the owner of 15 Oldnall Close, Wollescote, a privately owned property to purchase Council owned land, as marked on the plan attached.

The land forms part of gardens of Council tenanted properties No. 5 and 7 Grove Road and the applicant requires the land in order to build a dorma style bungalow on the site adjacent to his property for his own use, subject to planning consent.

The applicant states that these gardens are very long and the tenants find the management of such large areas a drain on their time and resources. The applicant also states that the tenants have indicated that they would have no objections to the reduction of their garden.

COMMENTS

The relevant Council Directorates have been consulted regarding this application and objections have been received from the Directorate of Housing and the Development and Environmental Protection Division of the Directorate of the Urban Environment.

The disposal of the land would contravene the Directorate of Housing's policy of not normally selling parts of tenant's gardens to adjoining owner/occupiers and there are several large established trees on the site that contribute to the visual amenities of the street scene in Oldnall Close. Their potential loss and development of the site for an additional dwelling in this cul-de-sac may therefore harm visual amenities.

It is also considered that even if the current tenants of No. 5 and No. 7 Grove Road are happy to release the land from their garden, the land should be retained in Council ownership for the enjoyment of future tenants of the properties.

PROPOSAL

That the Area Committee advise the Lead Member for Housing to refuse the application, for the reasons referred to above.

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