

## **APPENDICES**

### **HALESOWEN AREA COMMITTEE**

**DATE: 13<sup>TH</sup> JULY 2004**

### **REQUEST TO PURCHASE LAND**

**LOCATION: LAND AT TOYS LANE (TOYS LANE CAR PARK) HALESOWEN**  
**(As shown heavily edged in black on the plan attached)**

### **BACKGROUND**

An application has been received from the owner of 105-109 Windmill Hill Halesowen to purchase the Council owned car park to the rear of his property.

The applicant wishes to purchase the car park to assist in securing the rear of his premises, and to provide secure parking to enhance his premises.

By way of background information, the car park was declared surplus to requirements by the former Public Works & Transport committee on 31 March 1993, and added to the Land Disposals Programme by the Legal & Property Committee at its meeting on 16 June 1993. Outline Planning Consent was granted in February 1993 for the erection of one detached dwelling. However, the land was not sold, and as a considerable amount of time has elapsed since the original decision to declare the land surplus to requirements, a new consultation exercise has been undertaken to ascertain the present position.

The land is under the control of the Directorate of the Urban Environment.

### **COMMENTS**

All of the relevant Council directorates have been consulted, and objections to the sale of land have been received from the Directorate of the Urban Environment who advise that the site contributes towards providing a balanced distribution of car parking throughout the local shopping centre. Therefore, it is considered that the loss of the car park would have a negative impact upon the vitality and viability of the centre as a whole.

The Directorate of Law & Property have no objections as long as the car park is not required for public use or there are no future road proposals affecting the land. They also advise that there are existing rights of way over the car park in favour of 99 and 105 Windmill Hill Halesowen, which would restrict development.

### **PROPOSAL**

That the Halesowen Area Committee advises the Lead Member for Transportation to refuse the application for the reasons set out above.

### **BACKGROUND PAPERS**

1. Letter(s) from the applicant.
  2. E-mails and memos from the Council Directorates.
- Contact Officer: Tania Evans, Property Assistant, Ext. 6820 (mornings)