

## **APPENDICES**

### **HALESOWEN AREA COMMITTEE**

**DATE: 15 SEPTEMBER 2004**

### **REQUEST FOR: APPLICATION TO PURCHASE LAND ADJOINING**

### **LOCATION: 33 KENT ROAD, HALESOWEN**

**(As shown hatched black on the plan attached)**

### **BACKGROUND**

A request has been received from the prospective purchaser of 33 Kent Road (formerly known as the Nurse's Home) Halesowen to purchase a 6.5 metre strip of Council owned land, as shown hatched on the plan attached, along the length of the property to enable access to be gained to the rear garden in order to provide parking facilities and also to provide access to the frontage for 5 parking spaces.

If the applicant purchases the property he would like to convert the first floor to provide two flats, and to use the ground floor as a physiotherapy practice. However, the conversion of the first floor to provide flats, and the use of the ground floor as a physiotherapy practice would be dependant upon sufficient car parking spaces being made available. It is for this reason that the application has been submitted.

The land is under the control of the Directorate of Education and Lifelong Learning.

As the applicant 's plans are dependant upon the car parking provision being made available, he wishes to know whether the Council would be prepared to sell this land before he submits a formal offer to purchase the property.

### **COMMENTS**

All of the relevant Directorates have been consulted, and no objections to the sale of the land to the perspective purchaser have been received from the Directorate of the Urban Environment on the understanding that a reduction in width to 3m will be required to reduce the impact on the adjacent Old Persons Home also security may be needed at the rear of the property for more adequate parking requirements.

However, objections have been received from the Directorate of Law and Property as they consider disposing of land in this area would reduce the frontage to the Council's retained land and the applicant's usage could conflict with Council's use.

The Directorate of Social Services prefer not to sell the land, as its sale will detract from the building line as well as reducing the parking available on the roadway. The sale of land would also remove a substantial area of grass in front of the building as this would have an impact on the look of the buildings front. The Shenstone Old Persons Home also uses this area from time to time to hold social events/fayres, etc. They therefore wish the application to be refused.

Councillor John Woodall JP and Councillor Harold Jackson MBE are also opposed to the sale of the land both declaring that there would be a detrimental impact upon amenities of

the residents of The Shenstone Old Persons Home, both visual and the potential source of disturbance and noise pollution from visitors/residents of 33 Kent Road and their vehicles.

## **PROPOSAL**

That the Halesowen Area Committee advise the Lead Member for Education and Lifelong Learning to refuse the application to purchase the land 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: Sonia McLean, Property Manager, Ext. 5321