

NORTH DUDLEY AREA COMMITTEE

DATE: 17 JUNE 2003

REQUEST FOR: APPLICATION TO PURCHASE LAND

LOCATION: ADJACENT TO 20 RIFLE STREET, HURST HILL, SEDGLEY
(As shown on the plan attached)

BACKGROUND

A report regarding this matter was deferred from the North Dudley Area Committee at its meeting on the 3 April 2003 for a Member's site visit to be held. The results of the site visit will be reported verbally at this Committee.

An application has been received from the owner of 20 Rifle Street, Hurst Hill, Sedgley who wishes to purchase a strip of land adjacent to his property which is controlled by the Housing Department.

The land that forms a grassed corner plot is currently used as a short cut for bus users to get to the bus stop who also walk across the applicant's garden. The applicant currently has to park his vehicle in the street at the front of the property which has resulted in acts of vandalism ranging from scratches and dents to the theft of his previous vehicle, which was subsequently found burnt out three days later.

The applicant therefore wishes to purchase a strip of land which runs the length of the property approximately 3 metres wide at the side of the house, which would enable him to erect a brick garage and driveway subject to planning consent, to limit the threat of vandalism and hopefully deter people from using the property as a short cut.

An application to purchase approximately 6 metres of this land adjacent to 48 Clifton Street for a similar purpose was considered by the North Dudley Area Committee at its meeting on the 5th September 2002 when it was resolved to recommend that the Lead Member for Housing refuse the application as the sale of land would detract from the open aspect of the area and would contravene the Housing Department's policy of not normally selling corner plots.

In the case of No. 48, it was thought that the land required would not be suitable for the erection of a garage as it would be beyond the building line and would be unlikely to gain planning consent.

COMMENTS

The relevant Council departments have been consulted regarding this application and the Housing Department, the Legal and Property Department and the Directorate of the Urban Environment consider that the application should be refused as it contravenes the Council's Housing Department's corner plots policy and would erode the provision of open space within this area. They also consider that this decision would be consistent with the previous decision regarding 48 Clifton Street.

PROPOSAL

That the Area Committee advise the Lead Member for Housing to refuse the application to purchase this land.

BACKGROUND PAPERS

1. Letter from applicant dated 6/11/02
2. E-mails and memos from the Legal and Property Department 18/2/03 and 21/1/03
3. E-mails and memos from the Directorate of Urban Environment 17/12/02
4. E-mails and memos from the Housing Department 21/11/02

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