

CENTRAL DUDLEY AREA COMMITTEE

DATE: 5 FEBRUARY 2004

APPLICATION TO PURCHASE LAND REAR OF

LOCATION: BEECH GREEN, DUDLEY

(As shown on the plan attached)

BACKGROUND

An application has been received from the owner of 30 Beech Green Dudley, a former council house purchased under the right to buy to purchase an area of council owned land to the rear of the property.

The land forms part of a garage site controlled by the Directorate of Housing and the applicant wishes to purchase two of the garage plots to the rear of the property.

The applicant had approached the Housing Estates Office asking to lease the plots but was invited to apply to purchase them. The applicant wishes to incorporate the land within his garden in order to gain vehicular parking within the cartilage of the property, to erect double gates and would like to build a garage in future should his finances allow.

COMMENTS

The relevant Council Directorates have been consulted regarding this application and the Directorate of Law and Property is not in favour of the disposal of the land to the applicant as it would prejudice any future development of the garage site. It is suggested that as the garden of No. 30 is currently long that access could be provided from the side of 30 Beech Green into the garden if garaging facilities were required within the boundary of the property without the necessity for purchasing additional land. This would then allow the garage site to be considered for redevelopment.

The Directorate of the Urban Environment states that planning consent would be required for change of use of the land for residential cartilage if the application was approved.

The Directorate of Housing have no objections to the disposal of the land but consider that the whole garage site could be considered for residential development as there are only three garage plots currently let on the site which could be relocated elsewhere and two access agreements in place.

PROPOSAL

That the Area Committee advise the Lead Member for Housing to refuse the application to purchase land rear of 30 Beech Green, but that the garage site be declared surplus to requirements to be sold on terms and conditions to be negotiated and agreed by the Director of Law and Property, subject to the three garage plot tenancies being relocated and the two access agreements either being terminated or accommodated within any disposal scheme. Also that the applicant be offered a vehicular access agreement to gain access from the access road at the side of the property.

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