

APPENDICES

BRIERLEY Hill AREA COMMITTEE

DATE: 16TH MARCH 2004

REQUEST FOR: APPLICATION TO PURCHASE

LOCATION: LAND ADJACENT TO 128 WELLS ROAD, BRIERLEY HILL

(As shown on the plan attached)

BACKGROUND

An application has been received from the owner of 128 Wells Road, Brierley Hill, a former Council house purchased under the right to buy, to purchase an area of land adjacent to the property which is controlled by the Directorate of Housing.

The land is required in order for the applicant to park their car as parking in this location is particularly difficult due to the road junction with Moor Street. The applicant does not wish to erect a garage or any other structure on the site.

In 1992 the previous owner of this property was offered the same area of land for sale under delegated authority, for the erection of a garage, subject to planning consent being obtained, but the applicant did not proceed with the purchase. This was before the Housing Department developed their policy of not selling corner plots on such Council housing estates to preserve the open aspect.

COMMENTS

The relevant Council Directorates have been consulted regarding this application and the Directorate of Housing have a policy of not disposing of corner plots on such estates but each case is considered on its merit. The Estates Management Officer however has undertaken consultation with adjoining tenants and have received objections to the disposal of land.

The Directorate of the Urban Environment's Development Control Section state that whilst they have no objection to a small area of hardstanding being formed to park a car, if the land was sold it could result in the applicant wishing to fence off the land. This would cause a loss of open space and the open aspect of the estate which would be detrimental to the area and may result in a precedent being set that would be difficult to resist in future proposals.

PROPOSAL

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

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