

APPENDICES

CENTRAL DUDLEY AREA COMMITTEE

DATE: 27TH NOVEMBER 2003

REQUEST TO PURCHASE LAND

LOCATION: ADJACENT TO 51 KETLEY HILL ROAD , RUSSELLS HALL, DUDLEY

(As shown on the plan attached)

BACKGROUND

An application has been received from the owner of 51 Ketley Hill Road, Russells Hall Estate, a former Council house purchased under the right-to-buy scheme, to purchase an area of land adjacent to the property that is controlled by the Directorate of Housing. The land forms part of the amenity area for the Housing controlled block of flats 53-59 Ketley Hill Road.

The applicant states that part of the land between the applicants property and the block of flats is fenced off and full of rubbish and attracts rats. The remainder of the area is part of the frontage of the flats.

The applicant wishes to purchase the land in order to erect a garage and driveway.

COMMENTS

The relevant Council Directorates have been consulted regarding the application and objections have been received from the Directorate of Housing, the Directorate of Law and Property and the Development and Environmental Protection Division of the Directorate of Urban Environment as the disposal would result in a loss of amenity area for the flats 53-59 Ketley Hill Road and set a precedent for future similar requests.

It is also unlikely that planning consent would be granted for a garage on the site due to the 45 degree rule.

PROPOSAL

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

BACKGROUND PAPERS

1. Letter from the applicant

2. E-mails and memos from the Council Directorates

Contact Officer:

Gill Hudson, Property Manager, Ext. 5311