

**NORTH DUDLEY AREA COMMITTEE**

**DATE: 26<sup>TH</sup> JANUARY 2005**

**LAND ADJACENT TO**

**LOCATION: 1 ELLOWES ROAD, LOWER GORNAL**  
**(As shown on the plan attached)**

**BACKGROUND**

There is an area of Council owned land between No. 1 Ellowes Road and the bungalow 1H Ellowes Road, Lower Gornal which is controlled by the Directorate of Housing and has been identified as an area of land that could be declared surplus to requirements.

The land was originally used as a parking area for the adjacent Council owned bungalows, but each bungalow has now had its own concrete parking pad installed.

There is a strip of land adjacent to No. 1 Ellowes Road that appears to have once been an alleyway leading to open space at the rear of the property, but it is now overgrown and unusable apart from people dumping rubbish on the land.

The owner of 1 Ellowes Road, a former Council house purchased under the right to buy, has expressed an interest in purchasing this strip of land for garden extension and so that off road parking can be created.

Ellowes Road is a narrow road and off street parking at this location would be beneficial.

There is another well used entrance to the open space at the rear of Ellowes Road further along the road.

**COMMENTS**

The relevant Council Directorates have been consulted regarding this application and no objections to the disposal of the site have been received, subject to any rights of drainage, water, gas, electricity or other services that cross the site.

The Directorate of Law and Property states that there appears to be sufficient land for a house plot but the development potential should be explored before offering any of the land to No. 1 Ellowes Road.

The Directorate of the Urban Environment have no objections subject to planning consent being granted.

### **PROPOSAL**

That the Area Committee advise the Lead Member for Housing to declare the site surplus to requirements, to be added to the Land Disposals Programme to be sold on terms and conditions to be negotiated and agreed by the Director of Law and Property.

### **BACKGROUND PAPERS**

1. Letter(s) from the applicant.
2. E-mails and memos from the Council Directorates.

Contact Officer:

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