

APPENDICES

NORTH DUDLEY AREA COMMITTEE

DATE: 20 SEPTEMBER 2005

REQUEST TO PURCHASE LAND

LOCATION: ADJACENT TO 85 BILSTON STREET, SEDGLEY

(As shown on the plan attached)

BACKGROUND

An application has been received from the owner of 85 Bilston Street, Sedgley, a private property, to purchase an area of Council owned land adjacent to the property.

The land is controlled by the Directorate of Housing and forms a grassed verge on the corner of Bilston Street and Dormston Drive.

The applicant is to extend the property to provide a two storey extension and wishes to purchase the additional land in order to incorporate within the boundary of the property to provide additional garden land.

The applicant states that there is constant anti-social behaviour on the land and they consider that by incorporating the land within their garden, the problems will cease.

COMMENTS

The relevant Council Directorates have been consulted regarding this application and the Director of Law and Property, the Directorate of Housing and the Parks Division of the Directorate of the Urban Environment wish to refuse the application, as the land forms a prominent open space in a built up area and provides visibility at the junction of Dormston Drive. They therefore wish the land to be retained in Council ownership as an open area of public open space.

The disposal of the land would also contravene the Directorate of Housing's policy of not normally selling open corner plots and the disposal of the land would set a precedent for future similar applications.

The Directorate of Housing have received 5 letters from residents in the area who wish the land to be retained as an area of open space.

The Highways division of the Directorate of the Urban Environment have no objections to a reduced area of land being sold to allow for a 2metre foot path to be installed.

The Ward Members have been consulted regarding the application and they consider that the land should be sold as the site has been causing mounting problems over the last few year and has become a gathering spot for undesirable activity. They therefore consider that the sale of the land would solve these problems.

PROPOSAL

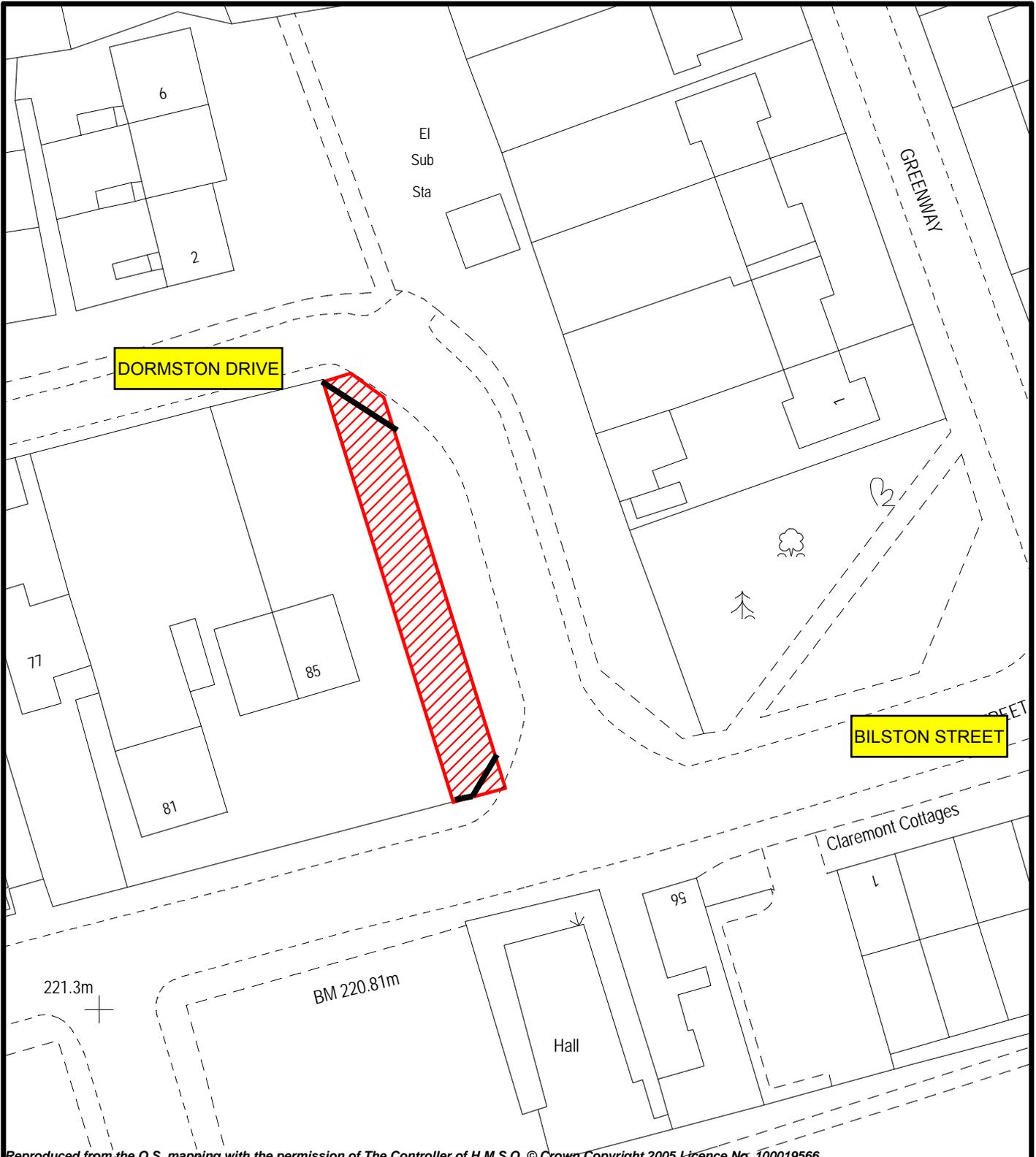
That the Area Committee consider the contents of this report and make a recommendation to the Cabinet Member for Housing to determine the application.

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



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<p>TITLE:</p> <p>APPLICATION TO PURCHASE LAND ADJACENT TO: 85 BILSTON STREET SEDGLEY</p>		<p>Corporate Estate Services Directorate of Law and Property 3 St James's Road DUDLEY West Midlands DY1 1HZ</p>
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