

NORTH DUDLEY AREA COMMITTEE

DATE: 13TH JULY 2004

DISPOSAL OF LAND

LOCATION: TURNER STREET, LOWER GORNAL
(As shown on the plan attached)

BACKGROUND

An area of land at Turner Street, Lower Gornal, is controlled by the Directorate of Housing has been identified as having no beneficial use to the Directorate. They therefore wish to declare the site surplus to requirements. The land is currently laid out as a residents car park and is adjacent to a Housing controlled senior citizens bungalows.

COMMENTS

The relevant Council Directorates have been consulted regarding the disposal of the site and no objections have been received.

The Directorate of Housing have contacted their tenants in the area who state they will not use this car park for fear of vandalism. The site is therefore not required for use by the Directorate of Housing.

The Estates Management Officer has been approached by the Driving Test Centre located on Lake Street, who wish to lease the area of land from the Council as a car park for use by users of the Driving Test Centre and they have offered to re-surface and maintain the car park.

The Directorate of the Urban Environment states that they have no objections to the land's disposal as it has no designations for planning purposes within the adopted or the emerging Unitary Development Plan.

There are, however, mature trees within the boundary of the site and consultation with the Council's Tree Preservation Order Officer should be undertaken to ensure that any trees worth preserving are protected within any future development proposals. This can be dealt with at planning application stage. In terms of open space, sports, leisure and recreation planning issues, the land would have no formal recreational value.

The Directorate of Law and Property state that the site could be suitable for residential development, subject to planning consent being granted or could be of use to other businesses in the area for car parking purposes.

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: Gill Hudson, Property Manager, Ext. 5311