

APPENDICES

NORTH DUDLEY AREA COMMITTEE

DATE: 13TH JULY 2004

APPLICATION TO PURCHASE LAND

LOCATION: FRONTING 36 THE WALK, SEDGLEY

(As shown on the plan attached)

BACKGROUND

An application has been received from the owner of 36 The Walk, Sedgley, a former Council house purchase under the right to buy, to purchase an area of land fronting the property.

The land which is controlled by the Directorate of Housing forms a grassed verge in front of the property and the applicant wishes to purchase the land in order to provide off street parking as the walk is particularly narrow and parking is a problem within the area.

The land is surfaced with a dropped kerb which is believed to have been installed by a previous occupier.

36 The Walk was conveyed without vehicular access rights across the land. The majority of vehicles in the area park on the roadways, which are very narrow throughout the estate.

COMMENTS

The relevant Council Directorates have been consulted regarding the application and objections have been received from the Directorate of Housing the Directorate of Urban Environment and the Directorate of Law and Property to the sale of the land.

The land is considered a useful amenity space within a very built up area and should be retained in Council ownership.

The Directorate of Housing state that residents have been consulted and object to the sale of the land as the parking of vehicles upon it would detract from the openness of the area and would make parking more difficult for other residents.

The sale of this area of land would also set an unwanted precedent for future applications within the area.

The Directorate of the Urban Environment state that planning consent would be required for change of use of the land and it is very unlikely that this would be

forthcoming. The use of the land for vehicular parking may also be detrimental to public safety as there are 2 footpaths that cross the land.

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