

APPENDICES

NORTH DUDLEY AREA COMMITTEE

DATE: 13TH JULY 2004

APPLICATION TO PURCHASE LAND

LOCATION: ADJACENT TO 9 FINCHLEY CLOSE, LOWER GORNAL

(As shown on the plan attached)

BACKGROUND

An application has been received from the owner of 9 Finchley Close, Lower Gornal, a former Council house purchased under the right to buy, to purchase an area of Council owned land adjacent to the property.

The land which is controlled by the Directorate of Housing forms part of an open area of land adjacent to the property.

The applicant wishes to purchase the land as they wish to erect a garage at the side of the property, but would also like to have a pathway between the garage and the boundary, in order to maintain a space between the boundary fence and buildings.

This is required as the applicant is experiencing many problems with their fence being sprayed with graffiti and fence panels being broken. They have also experienced bricks, rubbish and other items being pushed through the fence and they would therefore wish to provide an open barrier between the garage wall and the boundary fence which would prevent anyone climbing onto the garage roof from the adjacent Council owned land.

The applicant states that the land at the side of the house floods when it rains so they will also need to be able to dig out land drains at the side of the garage in order to provide adequate drainage facilities.

COMMENTS

The relevant Council Directorates have been consulted regarding the application and no objections have been received from the Directorate of Housing, as they consider that the disposal of this strip of land would have no impact on other tenants and residents. They therefore approve of the sale of the land, providing any development is in keeping with the area.

The Directorate of the Urban Environment would have no objections subject to planning consent, to the sale of the land for the erection of a garage.

PROPOSAL

That the Area Committee advise the Lead Member for Housing to approve the sale of the land 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