

APPENDICES

BRIERLEY HILL AREA COMMITTEE

DATE: 9th NOVEMBER 2004

REQUEST TO: PURCHASE LAND

LOCATION: REAR OF 12 – 16 PLANET ROAD, BRIERLEY HILL
(As shown on the plan attached)

BACKGROUND

An application has been received from the owner of an adjacent builders yard, to purchase an area of Council owned land to the rear of 12 – 16 Planet Road, Brierley Hill.

The land was purchased by Brierley Hill Urban District Council in the 1950's as part of the Housing redevelopment scheme and forms an open area in between Council housing and the adjacent builders yard.

The applicant wishes to purchase the land as there have been two or more recent break-ins at the yard and thieves have gained access via this land. They therefore wish to purchase the land to make the business premises more secure and intend to use it as a car park for their staff.

COMMENTS

The relevant Council Directorates have been consulted regarding the application and the Directorate of Housing consider that the land is not required from an estates management point of view and would welcome the sale as there have been instances of anti social behaviour on the land and its sale would gain a capital receipt.

The Directorate of the Urban Environment however, consider that the proposed scheme would result in the loss of an area of public open space which has an important informal recreational value serving the needs of the surrounding residential area. It also has wider amenity green space value which enhances the visual amenity or nearby residential areas and the surrounding heavily urbanised area. They also consider it an important buffer zone separating the residential properties from the builders yard. In these terms the proposal would conflict with the Unitary Development Plan policies and with national planning guidance and should be refused.

Planning consent would be required for change of use of the land should the application be approved.

The Directorate of Law and Property consider that the land should be retained as a buffer zone.

PROPOSAL

That the Area Committee recommend that the Lead Member for Housing 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. 5341

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