

CENTRAL DUDLEY AREA COMMITTEE

DATE: 5 FEBRUARY 2004

APPLICATION TO PURCHASE LAND FOR DOCTOR'S SURGERY

LOCATION: DIXONS GREEN, DUDLEY

(As shown on the plan attached)

BACKGROUND

An application has been received from the Doctor at Bean Road Surgery, Dudley, to purchase an area of Council owned land at Dixons Green Road/St. John's Road/Brereton Close, Dudley, in order to provide a new purpose built primary care facility.

It is envisaged that the surgery will include a waiting area, reception area, surgeries, operating theatre, treatment rooms, nurses rooms and office accommodation and would also require car parking facilities for approximately 20 vehicles.

The applicant's Architect has liaised with the Directorate of the Urban Environment and has produced the attached draft layout and state the surgery will have access from Brereton Close and will be surrounded with attractive trees and shrubs to blend with the rest of the adjacent open space and will enhance the attractiveness of the surrounding areas. The applicant also states that this location is extremely suitable as it is close to the current Bean Road surgery that is now unsuitable for the requirements of the practice.

The land was purchased for Housing purposes and forms part of a larger grassed area adjacent to open space.

COMMENTS

The relevant Council Directorates have been consulted regarding the application and the Directorate of Housing and the Director of Law and Property have no objections to the disposal of the land for the purposes of the doctor's surgery to serve the community, providing as much open space is retained as possible and the surgery is in keeping with the current surroundings.

The Directorate of the Urban Environment states that the land has no designation within the Unitary Development Plan but the Cultural and Community Division think that the application should be resisted as it may set a precedent for future disposals of open spaces.

In accordance with section 123 (2a) of the Local Government act 1972, if the sale of the land is agreed, the disposal of public open space should be advertised in a local newspaper circulating within the area for two consecutive weeks and any objections received to the disposal should be considered.

PROPOSAL

That the area committee recommend that the Lead Member for Housing recommend that the land is sold to the applicant for the provision of the Doctors surgery subject to planning consent being obtained and subject to the statutory advertising procedure, 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