

CENTRAL DUDLEY AREA COMMITTEE

DATE: 4TH SEPTEMBER 2003

REQUEST TO: DECLARE A SITE SURPLUS

LOCATION: LAND AT HIMLEY ROAD/SALOP STREET, DUDLEY

(As shown on the plan attached)

BACKGROUND

There have been three applications to purchase land at Himley Road/Salop Street.

The first was a request from a medical centre developer to purchase the Council owned land bordered by Himley Road, Salop Street and West Street was considered by the Central Dudley Area Committee on the 4th February 2003. It was anticipated that a doctor, currently using a former residential property, would move his practice to a new dedicated surgery on its completion. Consideration was deferred pending a site visit, which found that the access to the site via Malthouse Drive was unsatisfactory. The developer has now suggested that the entrance to the site should be directly via Salop Street.

The second application to purchase parts of the land is from the owner of the adjoining land to 28 Himley Road. He wishes to use some of the adjoining land for parking space for his garage business.

The third application is to use all the land for a residential scheme.

The land is under the control of Directorate of Law & Property and the Directorate of the Urban Environment.

COMMENTS

The Directorate of the Urban Environment have stated the application to declare this land surplus would result in a loss of open space and aspect at this busy junction. Due to the density of traffic at Eve Hill Roundabout, the original proposal access to the proposed surgery would have been through the new housing estate to the north of West Street via Salop Street, The Shrubbery and Malthouse Drive. This would have greatly increased the amount of traffic through this estate. The developer latest suggestion for an access directly off Salop Street has been give approval subject to Planning Permission being granted.

The Directorate of the Urban Environment have objected to the purchase of the site by the adjacent landowner, as this would be prejudicial to the future development of the rest of the site.

The Directorate of the Urban Environment have stated that a residential development would only be appropriate if the whole of the site, including the properties at 28 – 32 Himley Road, was comprehensively redeveloped. Dust and noise could be a factor against residential development at this busy junction.

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PROPOSAL

That the Area Committee advises the Lead Member for the Legal and Property to approve the application to declare the land surplus to requirements and added to the Land Disposals Programme for sale on terms and conditions to be negotiated and approved by the Chief Legal and Property Officer.

BACKGROUND PAPERS

1. Letter from applicant dated Letter from the applicants dated 25th July 2002. 6th February, 11th March, 17th April & 15th May 2003.
2. E-mails and memos from the Directorate of Law & Property dated 7th August 2002, 13th September 2002 and 11th, 12th December 2002. 8th & 10th January 2003, 10th, 14th, 17th, 21st & 24th February 12th, 13th & 19th March, 3rd, 7th, 8th, 15th & 17th April 2003.
3. E-mails and memos from the Directorate of Urban Environment dated 20th December 2002. 19th, 20th & 24th February, 15th March 2003, 4th, 8th, 10th & 15th April, 23rd & 30th May 2003.
4. E-mails and memos from the Housing Department dated 13th December 2002. 17th February, 11th & 12th March 2003.
5. E-mails and memos from the Finance Department E-mail from the Finance Department dated 19th December 2002. 18th February 2003.

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