

Rother District Council

Report to	-	Cabinet
Date	-	1 July 2019
Report of the	-	Executive Director
Subject	-	Land at Northiam Car Park, Main Street, Northiam

Recommendation to COUNCIL: That:

- 1) the freehold of part of Northiam Car Park identified in Appendix 1 be sold to Northiam Surgery for the sum of £30,000; and
 - 2) the Executive Director be authorised to grant a temporary licence for an additional area, for use as a contractors' compound for the duration of the construction period.
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Head of Service: Ben Hook

Lead Cabinet Member: Councillor Oliver

1. The Council owns and manages the car park at Main Street, Northiam, shown outlined in red in the plan attached as Appendix 1. Northiam Surgery adjoins the car park and enjoys rights of access over it. The surgery is owned freehold by the practice partnership.
2. The practice is currently near capacity and is seeking to expand its services and wishes to acquire part of the car park in order to extend the surgery building. The area required is shown hatched blue in the attached plan and extends to approximately 200sqm.
3. Officers have sought advice on value from the District Valuer and on the basis of that advice have agreed in principle a price for sale of the land at £30,000, subject to Cabinet approval, which is consistent with the valuation. A freehold sale is considered the most appropriate form of disposal because the extension will be integrated with the existing surgery building.
4. The car park land is subject to a restrictive covenant in favour of the Iden & Frewen Educational Foundation, which requires their prior consent to any building. The Trustees of the Foundation have written confirming approval to the surgery extension.
5. The sale will be conditional on planning permission being secured for the extension. Should the extension proceed it is expected that the Surgery's contractors will require a temporary compound for the duration of the works, and delegated authority is sought to enter into a licence agreement for this purpose in due course.
6. The car park has been the subject of discussions with the Parish Council regarding possible devolvement in line with similar agreements elsewhere across the district; however the Parish Council has confirmed it does not wish

to pursue this. Officers have also raised this option with the practice partnership, as the car park is used extensively by visitors to the surgery, but they have also confirmed that this is not of interest.

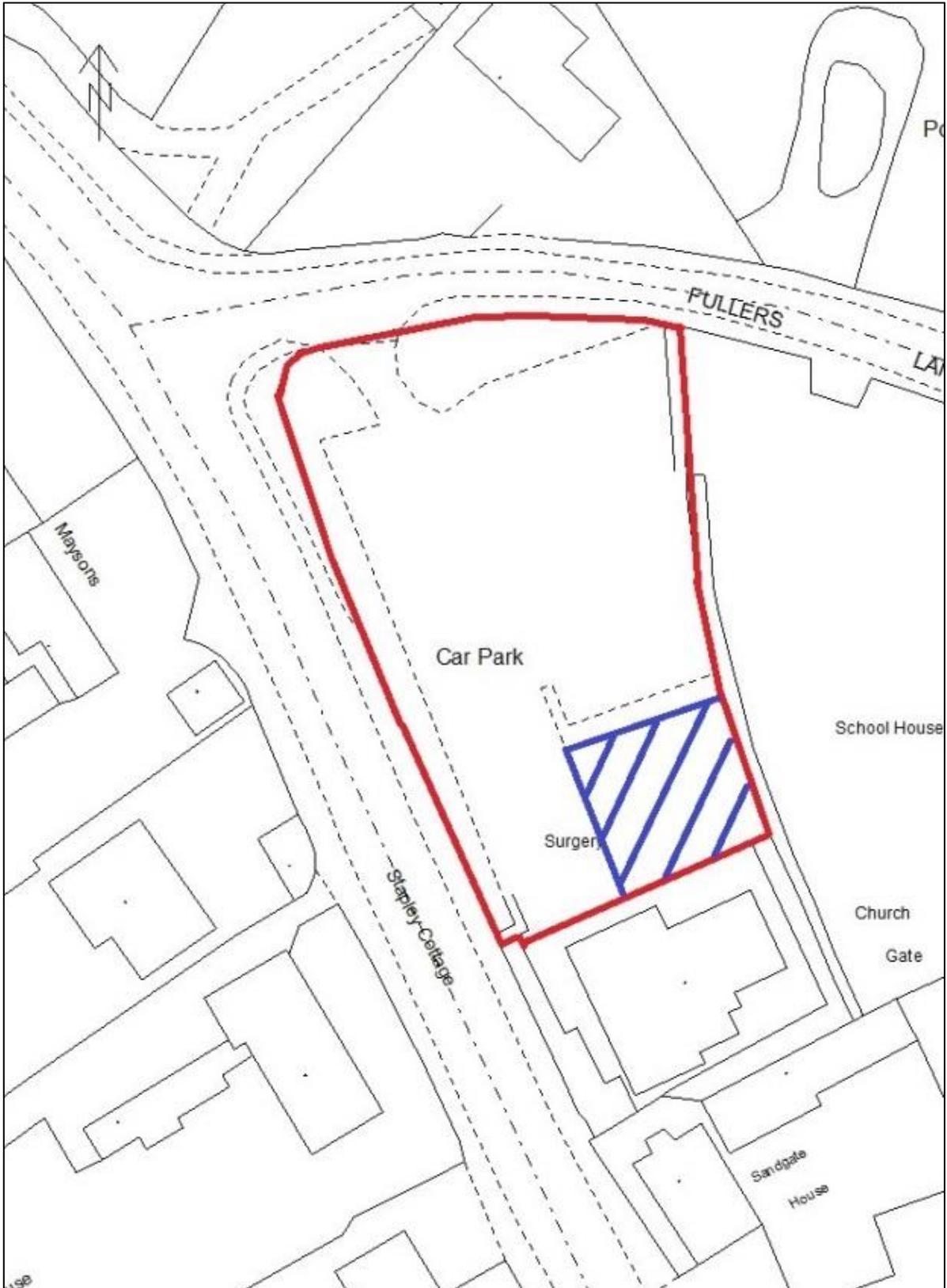
Conclusion

7. It is therefore recommended that the freehold of part of the Northiam Car Park identified in Appendix 1 be sold to the Northiam Surgery for the sum of £30,000, subject to planning approval and if approved, the Executive Director be authorised to enter into a licence agreement for a temporary compound to facilitate the works.

Dr Anthony Leonard
Executive Director

Risk Assessment Statement

The proposal from Northiam Surgery will enable the expansion of GP and other healthcare services from the premises, for the benefit of local residents. Should the Council decline, the surgery extension will not be possible which may lead to difficulties for health services being delivered in Northiam and the surrounding villages.



Not to Scale - For Identification Purposes Only

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