
HALESOWEN AREA COMMITTEE- 12TH SEPTEMBER 2006

REPORT OF THE DIRECTOR OF THE URBAN ENVIRONMENT

SHELL CORNER IMPROVEMENTS

Purpose of Report

1. To seek the agreement of this Committee to support a preferred option for the development of environmental improvements to shops and parking area behind the two raised planter beds on Long Lane in Shell Corner. This scheme will include the removal of these planters.

Background

2. A report is due to be considered by Cabinet on the 13th September 2006 proposing the designation of Shell Corner as a priority local centre for regeneration within the District and Local Centres Review 2006. As such this gives proposals for improvement a priority for available capital expenditure.
3. Members at the Halesowen Area Committee in January 2006 considered a number of options (following a feasibility study) for the improvement to the area and the removal of the planters.
4. At its meeting on the 14th September 2005 this Committee deferred consideration of a request from an adjoining occupier (Colesbury Ltd) to purchase land at Maple Road, in order to receive a report on recommendations and plans for the area.
5. The applicant wished to purchase the land and incorporate within its adjoining site to overcome security difficulties claimed to be experiencing from people using the raised planter area.
6. The planting area is one of a number in Maple Road and Long Lane. Some of the land is under the control of the Environmental Management Division of the Directorate of the Urban Environment and the remainder is on land where the ownership is unknown. Further land registry searches will be required to establish who owns this land and to get their consent for the proposed improvements.
7. At the last Area Committee, the Committee approved in principle an allocation of £15,000 towards environmental and other improvements at Shell Corner, subject to the formulation of more detailed proposals, following consideration of the options put forward in the feasibility study. Including a potential funding package and a further report to the Area Committee.

8. Officers have held subsequent discussions with Colesbury Ltd concerning the acquisition of the Maple Road Planter and they are now proposing a residential development which may well act as a catalyst for further regeneration in and around Shell Corner. These discussions have led to a revised request from Colesbury Ltd to purchase land considered earlier on this agenda.
9. A revised scheme for environmental and other improvements (i.e. car parking) for which, the cost is £31,524. (this is shown on the attached plan) has now been devised. It is suggested that this proposal is met by funding from the Local Centres Capital Programme with a contribution of £15,000 as approved in principle from the delegated capital budget for the Area Committee.

Finance

11. The total cost of this first phase of improvements to Shell Corner planters is £31,524.
£16,524. funding will come from the Town Centre Regeneration capital budget with the remaining £15,000, from Area Committee.

Law

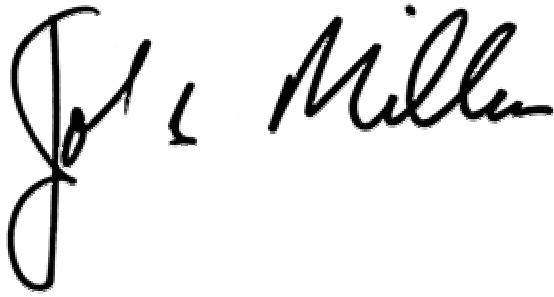
12. Section 123 of the Local Government Act 1972, allows the Council to dispose of its interests in land at the best price reasonably obtainable.
13. Section 111 of the Local Government Act 1972, empowers the Council to do anything calculated to facilitate or which is conducive to or incidental to the discharge of any of its functions.
14. The promotion or improvement of the economic, social and environmental wellbeing of an area is supported by Section 2 of the Local Government Act 2000.

Equality Impact

15. This report takes into account the Council's Equal Opportunities Policy. Consultation in relation to the feasibility study took place with all neighbouring traders and residents and the Shell Corner Partnership which has representation from voluntary organisations, faith groups, Green Hill Youth Club, Dudley Council Officers, Councillors, local businesses, local residents, Police, Primary Care Trust and local Colleges.

Recommendation

16. That the Committee recommend the revised scheme as detailed in this report to the Cabinet Member for Regeneration and confirm the allocation of £15,000 from the delegated Capital Budget as a contribution to the overall scheme cost.



J. B. MILLAR – DIRECTOR OF THE URBAN ENVIRONMENT

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Background documents used in the preparation of this report:-

1. Letter from applicants
2. E-mails and memos from the Council Directorates
3. Report to 14th September 2005 Area Committee
4. Report to 16th November 2005 Area Committee
5. Shell Corner, Hill and Cakemore – feasibility study
6. Report to 26th January 2006 Area Committee