

Special Meeting of the Select Committee on Environment – 28th November 2007

Report of the Acting Lead Officer

Call-in of Decision re Visibility Splay at Land at Bromsgrove Street, Halesowen

Purpose of Report

1. To recommend to the Cabinet Member for Personnel, Law and Property the views of the Select Committee toward an area of Council land on Bromsgrove Street required to provide a visibility splay for adjacent development land.

Background

2. On the 15th May the Select Committee on Environment considered a range of issues surrounding a triangle of Council land adjacent to a development site on Bromsgrove Street, Halesowen.
3. Whilst there were serious concerns about the removal of trees on both the adjacent development land and indeed on the triangle of Council owned land required to provide a visibility splay for the main site to access development on the site, the major concern by the Committee was the potential scale and impact of the visibility splay.
4. It was agreed at the Committee that detailed site drawings, topographical surveys, gradient and traffic realignment assessments be provided.
5. It was also felt that to fully appreciate the scale, impact and alignment of the drawings then a site visit was required by Members.
6. Sufficient time was to be given to the land owner and potential developer of the main site to ensure that the reasonableness of the Council's request could be complied with.
7. To ensure that communication was not misinterpreted, then wherever possible letters and requests for information were followed up with phone calls and faxes.
8. The agents of the landowner have provided a series of drawings and proposals and on site it will be judged whether these are sufficient to meet the concerns of the Members in determining their conclusions.
9. There will also be sufficient officer expertise on site from the appropriate backgrounds to ensure that the proposals are fully explored as to their viability.

Finance

10. The financial implications in relation to the proposed decision are as contained in Section 3 of Decision Sheet LP/11/2007

Law

11. The provisions regarding call-in are contained in Section 15 of the Council's Select Committee Procedure Rules. These are contained in the Council's Constitution, which was adopted by the Council on 29 April, 2002. The legislative provisions regarding the constitution of the Council are contained in the Local Government Act, 2000.
12. The legal implications regarding the proposed decision are as indicated in Section 4 of Decision Sheet LP/11/2007.

Equality Impact

13. The proposals in this report comply with the policies of the Council regarding equality and diversity.

Recommendation

14. It is recommended that the Select Committee scrutinise the decision with regard to the land at Bromsgrove Street, Halesowen and submit a recommendation to the Cabinet Member for Personnel, Law and Property. This is in accordance with the call in arrangements prescribed in the Council's constitution.



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Acting Lead Officer

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List of Background Papers

1. Report to the Select Committee on Environment – 15 May 2007