

WARDS: Halesowen North

DUDLEY METROPOLITAN BOROUGH COUNCIL

HALESOWEN AREA COMMITTEE – 16TH NOVEMBER 2005

REPORT OF THE DIRECTOR OF THE URBAN ENVIRONMENT

SHELL CORNER FEASIBILITY STUDY

Purpose of Report

1. To report back to members on actions to produce proposals for environmental improvements at Shell Corner, following a request to purchase land.

Background

2. At the meeting on the 14th September the Committee deferred consideration of a request to purchase land at Maple Road in order to receive a report on recommendations and plans for the area.

3. The applicant wished to purchase the land to overcome security difficulties he was experiencing from people using the raised planting area and the trees to climb the single storey building adjacent and break into the applicant's premises. In addition the applicant stated that there are problems with anti social behaviour during the night and weekends and that the land is used as a general rubbish tip for beer and drinks cans.

4. The planting area is one of a number in Maple Road and Long Lane (see attached plan) which play an important role enhancing the visual amenity of the local area and contributing to local distinctiveness. This particular planter contains three semi-mature trees which can be seen from the pictures on display at the meeting.

5. The proposed scheme would result in the loss of amenity space and would be contrary to UDP policy and national planning policy. The land is under the control of the Environmental Management Division of my Directorate.

6. I have commissioned a brief feasibility study by my Landscape Architects. This will look at the costs, impact and removal of the planters and their replacement with a scheme that is more appropriate, will address the problems being experienced and provide some visual amenity to the area. A verbal report will be given at the meeting on the progress of that study.

Finance

7. The cost of the feasibility study has been found from within existing budgets. Any proposals for removal of the planting areas and their replacement would have cost implications and a budget would need to be identified.

Law

8. Section 123 of the Local Government Act 1972, allows the Council to dispose of its interests in land at the best price reasonably obtainable.

9. 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.

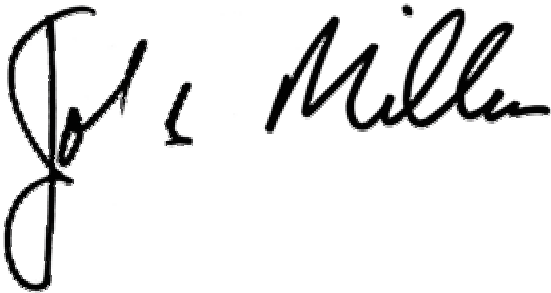
10. The promotion or improvement of the economic, social and environmental wellbeing of an area is supported by Section 2 of the Local Government Act 2000.

Equality Impact

11. This report takes into account the Council's Equal Opportunities Policy.

Recommendation

12. It is recommended that the contents of this report be noted and that the results of the feasibility study be reported to the Committee upon its completion

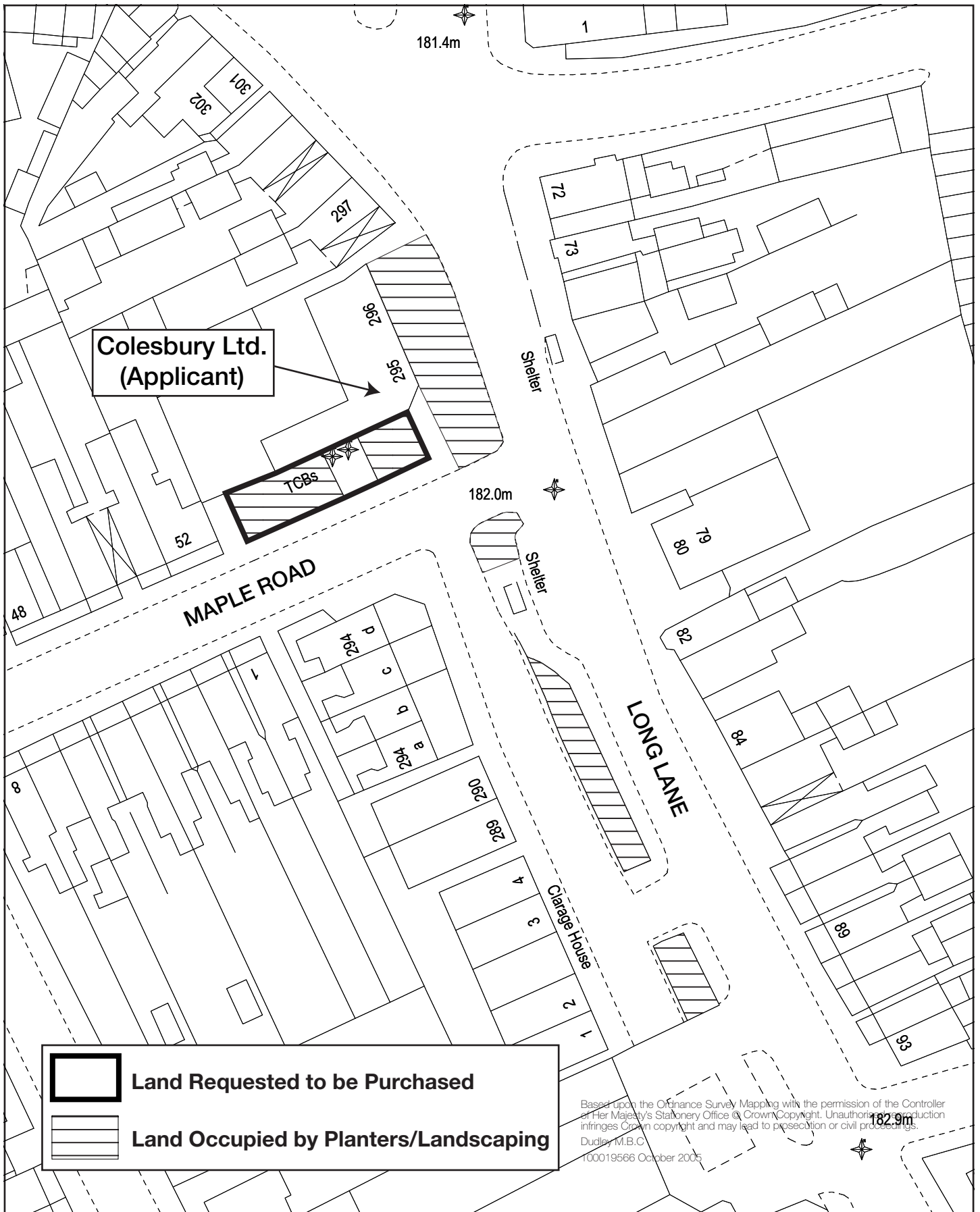



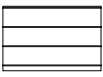
J. B. MILLAR – DIRECTOR OF THE URBAN ENVIRONMENT

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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



	Land Requested to be Purchased
	Land Occupied by Planters/Landscaping

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 Dudley, M.B.C.
 100019566 October 2005

title Maple Road/Long Lane, Halesowen.	scale 1:600	Directorate of the Urban Environment Economic Regeneration, Council House, Mary Stevens Park, Stourbridge, West Midlands, DY8 2AA	
	date 26/10/05		
	by DM/DO		