
WARDS: Halesowen North

DUDLEY METROPOLITAN BOROUGH COUNCIL

HALESOWEN AREA COMMITTEE – 25 JANUARY 2006

REPORT OF THE DIRECTOR OF THE URBAN ENVIRONMENT

SHELL CORNER, - FEASIBILITY STUDY.

Purpose of Report

1. To seek the views of the Committee on a feasibility study on proposed environmental improvements at Shell Corner and consider a request to purchase Council owned land off Maple Road.

Background

2. 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 (see attached drawing entitled 'Maple Road/Long Lane Halesowen').
3. 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 and its 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. The land is under the control of the Environmental Management Division of the Directorate of the Urban Environment.
5. The Committee meeting was advised on the 16th November 2005 that a feasibility study into the problems associated with the three raised brick planters in the shopping centre had been commissioned. The aim of the feasibility study was to identify the cost and viability of removing the planters and their replacement with a scheme that is more appropriate, and which could make a positive contribution to community safety

6. The feasibility study has now been completed and it suggests three options for the removal of the planters. In summary, the issues that were considered in relation to redesigning the area around the raised planting boxes were as follows:-

- Security – access being gained to a service yard on Maple Road by intruders climbing on the planting bed retaining wall or using overhanging branches of trees to help them scale the existing security fence.
- Screening of anti-social behaviour – shrubs have been removed from the Maple Road bed due problems of anti-social behaviour and drug dealing taking place among the plants in the bed. The bare surface of the bed now looks unattractive and will require regular treatment to keep it weed-free.
- Screening view of shops and parking spaces on the west side of Long Lane from passing motorists caused by the raised beds on Long Lane. Shrubs in the beds have been removed to open up views and this has been partly successful but the bare surface of the beds now looks unattractive and will require regular treatment to keep them weed-free.
- Restricted access for pedestrians caused by the long raised bed on Long Lane which presents a barrier to people crossing Long Lane to get to the shopping parade on the west side of the road.
- Creating more usable space – the beds occupy space, which could be more appropriately used for parking and/or pedestrian circulation now that their use as shrub beds has been abandoned.
- The need for physical improvements to the area to be carried out in support of improving the viability and vitality of Shell Corner as a Local Centre.

Proposed Improvement Options

2.7 Option 1(see attached drawing entitled ‘Shell Corner Option 1 Drawing’)

This is the most comprehensive and provides for the removal of all of the raised beds and their replacement with paving, trees, echelon parking, the resurfacing of the access road and marking out of parking bays.

The estimated cost for this proposal is £72,000 (this price does not include fees)

2.8 Option 2 (see attached drawing entitled 'Shell Corner Option 2 Drawing').

This option includes the removal of the two large beds but retains the small bed on Long Lane. The parking arrangements as retained as they are at present – but marked out with white lines. Replacement paving and trees with some seats are provided. Bollards are included to deter parking on the new paving.

The estimated cost for this proposal is £50,000 (this price does not include fees)

2.9 Option 3 (see attached drawing entitled 'Shell Corner Option 3 Drawing').

This option retains the bed on Maple Road and the small bed on Long Lane, and assumes that security measures such as raising the height of the security fence are carried out by the owners of the vulnerable property. The large narrow bed on Long Lane is removed and replaced with paving and replacement trees in tree grilles. No provision for works to the parking area or for bollards and seats are included

The estimated cost for this proposal is £20,000 (this price does not include fees)

7. The difference in cost between Options 2 and 3 (£30,000) is due to the cost of removing the Maple Road planter and replacing it with paving, seats, bollards and large nursery trees as suggested by Option 2.
8. All the options listed above will result in the application to purchase the land in Maple Road being refused.
9. Consultation on the proposed improvement options with adjacent properties and the Shell Corner Partnership is underway and feedback from these consultations will be reported verbally at the meeting.
10. Shell Corner is identified in the Unitary Development Plan as one of 13 Local Centres in the Borough. Officers are currently undertaking a review of issues relating to Local Centres which is intended to lead to a Strategy for their regeneration, including identification of necessary resources and priority for action.

Finance

11. The cost of the feasibility study has been found from within existing budgets. Whilst there is currently no funding available for the implementation of any of the options listed, a scheme of this nature could be supported from the Area Committee's Delegated Budget and resources identified in the review of Local Centres detailed in paragraph 10 above.

Law

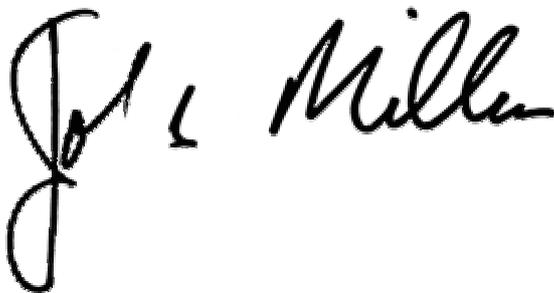
12. Section 123 of the Local Government Act 1972, allows the Council to dispose of its interests in land at the best price reasonably obtainable.
13. Section 111 of the Local Government Act 1972, empowers the Council to do anything calculated to facilitate or which is conducive to or incidental to the 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.

Recommendation

16. That the Committee note and comment on the Options set out in the Shell Corner Feasibility Study.
17. That in the light of further consideration to the options, the request from Colesbury Ltd be refused.



.....

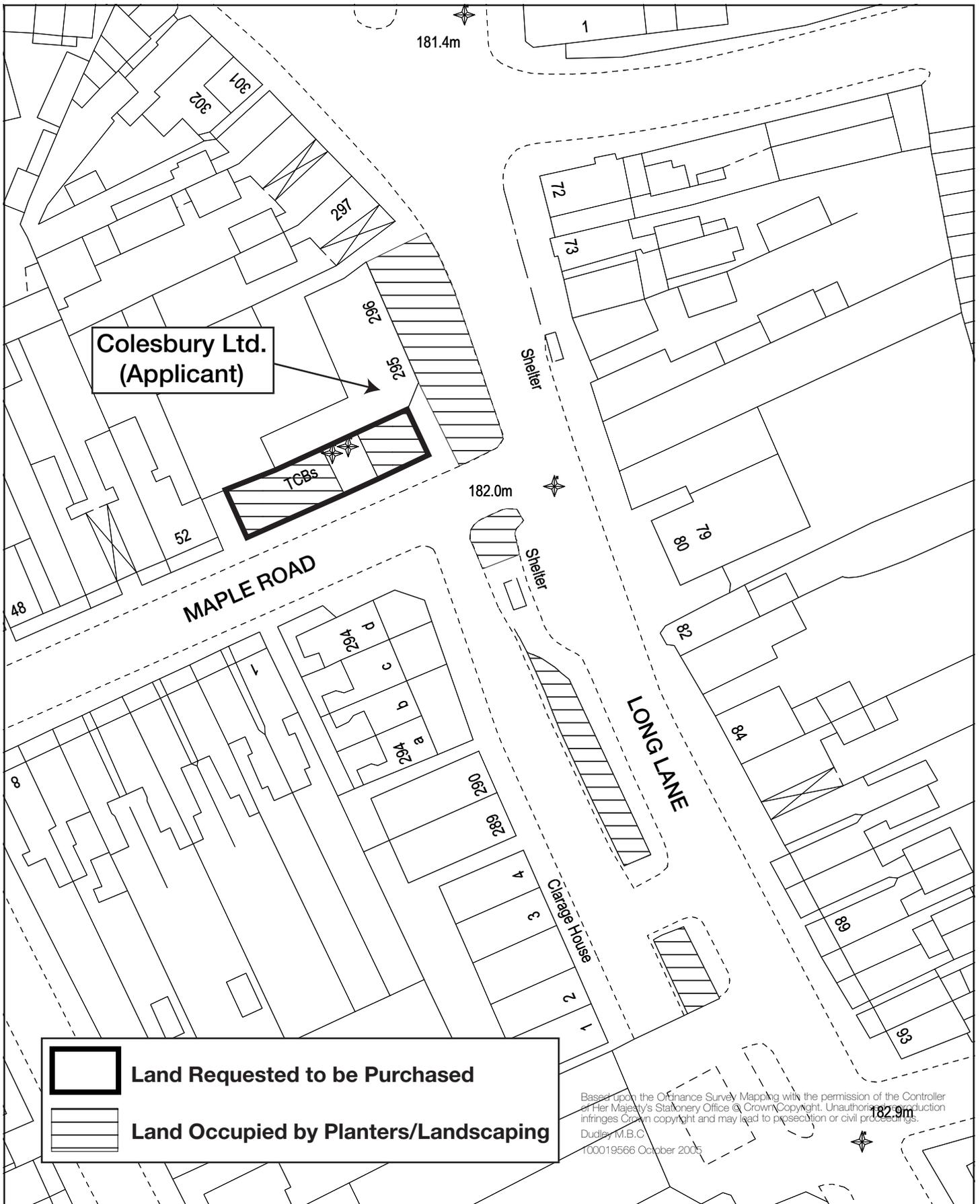
J. B. MILLAR – DIRECTOR OF THE URBAN ENVIRONMENT

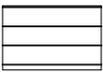
Contact Officer: Hannah Mossom
Telephone: 01384 818139
Email: Hannah.mossom@dudley.gov.uk

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 2002 Area Committee
4. Shell Corner, Hill and Cakemore – feasibility study

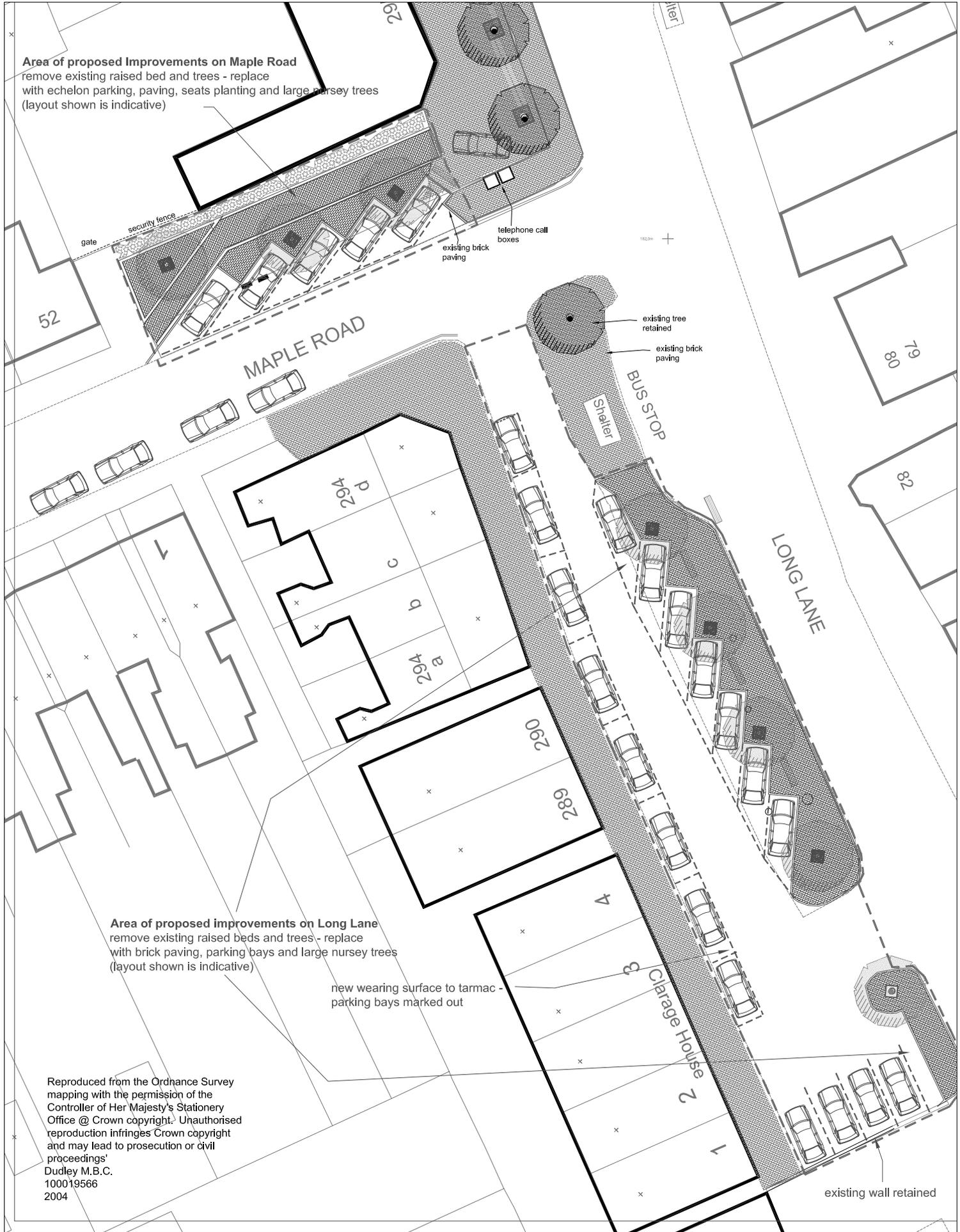


	Land Requested to be Purchased
	Land Occupied by Planters/Landscaping

Based upon the Ordnance Survey Mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
 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		

Area of proposed Improvements on Maple Road
 remove existing raised bed and trees - replace with echelon parking, paving, seats planting and large nursey trees (layout shown is indicative)



Area of proposed improvements on Long Lane
 remove existing raised beds and trees - replace with brick paving, parking bays and large nursey trees (layout shown is indicative)

new wearing surface to tarmac - parking bays marked out

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office @ Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
 Dudley M.B.C.
 100019566
 2004

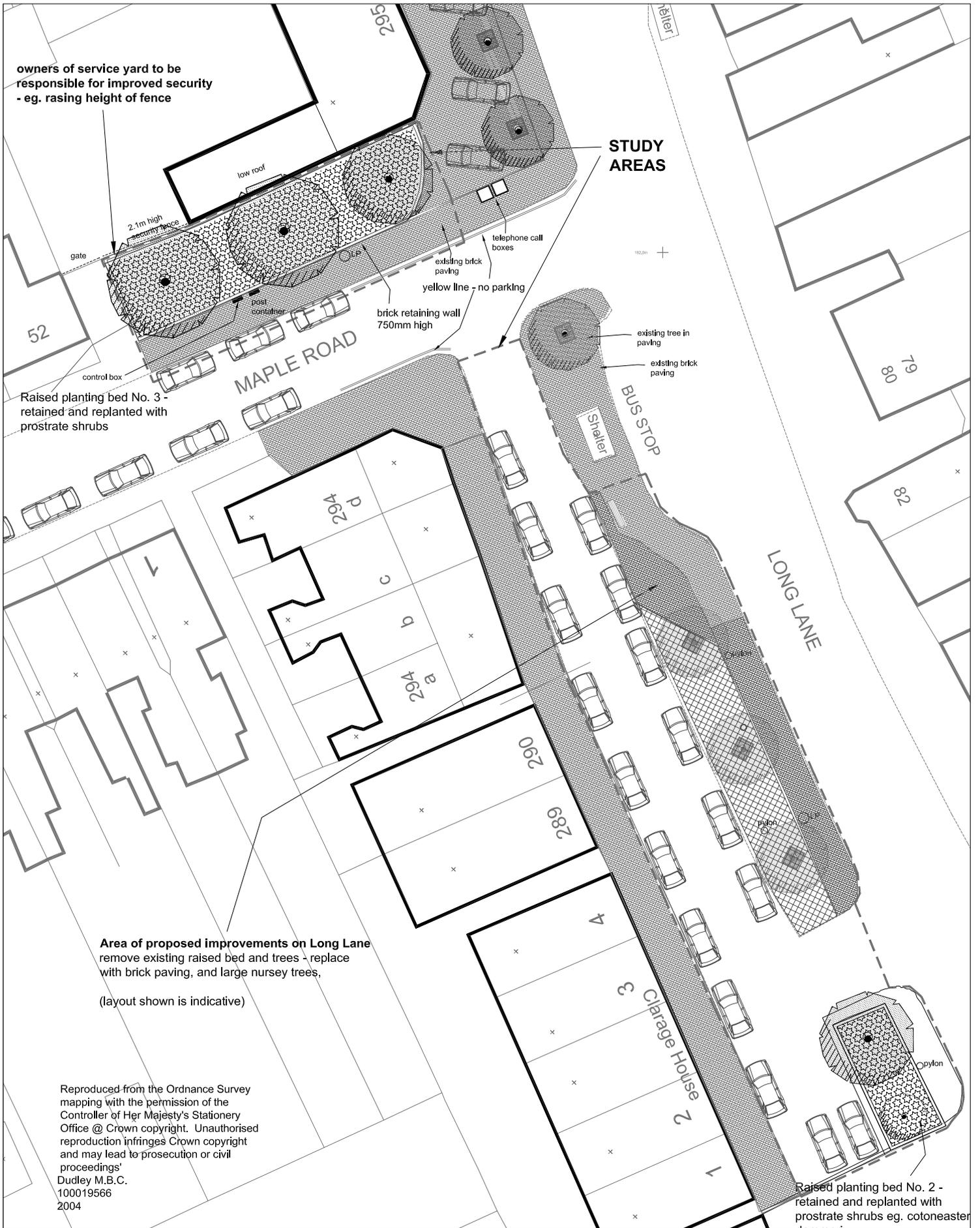
NJL
 NICOL • JONES • LOMAX
 Landscape Architects
 Urban Designers
 Ecological Consultants

The Wesley Rooms,
 Jockey Bank, Ironbridge
 Telford, Shropshire
 TF8 7PD

tel: 01952 433848
 fax: 01952 433966
 e-mail: njl@njconsult.com
 web: www.njconsult.com

client **Dudley Metropolitan Borough Council**
 project title **Shell Corner Hill and Cakemore, Halesowen**
 drawing title **Proposals - option 1 - full scheme**

drawn by TN	date Dec 2005	scale nts (A4)
project no. NJL 1513	drawing no. 01	revision



NJL
NICOL • JONES • LOMAX

Landscape Architects
Urban Designers
Ecological Consultants

The Wesley Rooms,
Jockey Bank, Ironbridge
Telford, Shropshire
TF8 7PD

tel: 01952 433848
fax: 01952 433966
e-mail: njl@njlconsult.com
web: www.njlconsult.com

client **Dudley Metropolitan Borough Council**

project title **Shell Corner - Hill and Cakemore, Halesowen**

drawing title **proposals - option 3 - minimum option**

drawn by TN	date Dec. 2005	scale nts (A4)
project no. NJL 1513	drawing no. 03	revision