

NEIGHBOURHOODS AND COMMUNITIES PORTFOLIO DECISION RECORD

22nd September 2008

The meeting commenced at 9.00 a.m. at the Civic Centre, Hartlepool

Present:

Councillor Peter Jackson (Neighbourhoods and Communities Portfolio Holder)

Officers: Dave Stubbs, Director of Neighbourhood Services
Denise Ogden, Head of Neighbourhood Management
Alastair Smith, Head of Technical Services
Jeff Mason, Head of Support Services
Jo Wilson, Democratic Services Officer

18. Regeneration and Planning Services Departmental Plan 2008/09 – Quarter 1 Monitoring Report *(Director of Regeneration and Planning Services)*

Type of decision

Non-key.

Purpose of report

To inform the Portfolio Holder of the progress made against Regeneration and Planning Services Departmental Plan 2008/09 in the first quarter of the year.

Issue(s) for consideration by Portfolio Holder

The report showed details of progress against Housing Services actions contained in the Departmental Plan and the first quarter outturn of key performance indicators. All actions and performance indicators were expected to meet their target.

Decision

That the progress against key actions and indicators in the first quarter of the year be noted.

19. A179 Provision of Toucan Crossing and Reduction in Speed Limits *(Head of Technical Services)*

Type of decision

Non-key.

Purpose of report

To seek approval for the implementation of a Toucan Crossing on the A179 in the vicinity of the Tall Ships Public House and the reduction of the speed limit on this stretch of road.

Issue(s) for consideration by Portfolio Holder

The Head of Technical Services advised that the A179 was the main route into the north of Hartlepool. A dual carriageway with a 50mph speed limit to the east of the Bamburgh Roundabout and a 60mph limit to the west there were currently no footways or pedestrian crossing points. However since the construction of the Middle Warren housing estate and recent completion of the Tall Ships Public House and Sainsbury's Supermarket a significant amount of custom had been attracted from the Clavering Estate on the opposite side of the carriageway. Many of these customers were pedestrians who were experiencing problems crossing the A179, particularly during peak traffic hours. There were also a number of children living on the Middle Warren estate who needed to cross the A179 to attend local schools. Two accidents had been recorded in the vicinity, although these were both classed as slight.

It was proposed therefore to install a Toucan Crossing on the east side of Bamburgh Road roundabout and additionally reduce the existing 50mph speed limit to 40mph. Associated footways and cycleways would be constructed around the radius to connect to the existing footway/cycleway network. No objections to this proposal had been raised by the Police and Emergency Services. The scheme, estimated to cost £100,000, would be funded through the Local Transport Plan. Funding from the Middle Warren developers was also being sought.

The Portfolio Holder commented that he was happy to approve these proposals as it was only right that they be implemented. The Head of Technical Services advised that the work would be completed as soon as possible and certainly by the end of the financial year.

Decision

That the proposals outlined in the report be approved.

20. Hart Lane / Wiltshire Way – 2nd Phase of Road Safety Improvements *(Head of Technical Services)*

Type of decision

Non-key.

Purpose of report

To seek approval for the 2nd phase of the Hart Lane / Wiltshire Way improvement scheme.

Issue(s) for consideration by Portfolio Holder

The first phase of the Hart Lane / Wiltshire Way improvement scheme changed the road network at this location to improve road safety and reduce congestion. The second phase was initially designed to improve parking facilities for the shops and prevent Heavy Goods Vehicles (HGVs) from using Hartside Gardens, thereby improving safety and noise pollution for residents. To do this it was proposed that a new access be created into the shops car park from Wiltshire Way, thereby removing the need to use Hartside Gardens. Unfortunately the landlords for the shops were not prepared to allow this proposal to take place, despite extensive negotiations.

As a result a revised second phase had been designed, including an alternative lay on Hart Lane to cater for Tesco's deliveries. This proposal would also discourage HGVs from using Hartside Gardens. Planning permission had already been granted for the main body of the scheme but permission was still pending for the new lay-by. As part of this area was owned by the shop landlords their agreement would be required. However it had recently been determined that the shops and car park had a new landlord. Consequently their comments had been sought on the original second phase design as well as the revised design. Initial feedback had not been particularly positive but negotiations were progressing. The scheme would be funded through the Local Transport Plan.

The Portfolio Holder indicated that although the area in question was within his ward he felt able to give approval for this scheme as the original proposal had been approved by another executive member. He further commented that he was really disappointed with the attitude of the landlords and their refusal to work with the local community on this matter. Any work carried out would cost them nothing and would help to alleviate problems for residents.

The Portfolio Holder went on to thank the Technical Services team, all of whom had worked extremely hard to bring this project to fruition.

Decision

That the information contained in the update report be noted and the amended design be approved

21. Dent and Derwent Resident Association Action Plan *(Head of Neighbourhood Management)*

Type of decision

Non-Key

Purpose of report

To consider a request from the Dent/Derwent Resident Association for Hartlepool Borough Council's support in achieving the aims and objectives of the Association's recently published Action Plan.

Issue(s) for consideration by Portfolio Holder

The Dent/Derwent Resident Association was established in 2001. Its main aims and objectives were to work with partners to improve the quality of life of local residents living in the area bounded by Raby Road, Murray Street and Victoria Road. Following a series of consultation events, including an Away Day, the Association had published an action plan setting out a vision for the area. It pointed to the strength of existing partnerships with organisations such as Hartlepool Borough Council, New Deal for Communities and Hartlepool Police in contributing to this vision. The need to strengthen partnerships and links with NDC Neighbourhood Action Plan was also highlighted, particularly in light of the time-limited New Deal for Communities Programme due to end in 2011. A copy of the Action Plan was appended to the report for the Portfolio Holder's attention, with key issues highlighted within the report.

The Portfolio Holder commented that it was good to see the Association taking a real interest in improving their area and in working with the Council to achieve these aims.

Decision

- I. That support in assisting with achieving their vision through the Council's Neighbourhood Management Structure and NDC Neighbourhood Action Plan be communicated to the Dent/Derwent Association General Council
- II. That the Dent/Derwent Association be congratulated on the production of their Action Plan and thanks be expressed for their continuing contribution to improving the quality of life for the Dent/Derwent Community..

22. Emergency Demolition of Dangerous Structures, Osborne Road (Anderson's Old Workshops) *(Head of Technical Services)*

Type of decision

Non-Key

Purpose of report

To seek confirmation of the action of the Director of Neighbourhood Services:

- I. To carry out the making safe, by demolition, in pursuance of the failure of the owner to comply with two Dangerous Structures Court Orders under the Building Act 1984, S.77 (dated 17th June 2008)
- II. To issue a Variation Order on the existing Eldon Grove demolition contract in order that the works were executed as soon as possible after the expiration of the notice period on 29th July 2008
- III. To recover the reasonable costs from Goodname Estate Co Ltd through the appropriate legislation.

Issue(s) for consideration by Portfolio Holder

Prior to consideration of the report the Portfolio Holder noted that although this item had been deemed not for publication under exempt paragraphs 6 and 7 he was happy to consider it in open session provided there was no mention of monetary figures by anyone present.

The Director of Neighbourhood Services advised that the Portfolio Holder was being asked to formalise the contractual situation regarding the making safe by demolition and site clearance of the old Anderson's workshops area in Osborne Road. The Council's intervention had been deemed necessary following the owner's failure to respond to the service of two Dangerous Structures Court Orders requiring the owner, Goodname Estate Co Ltd, to commence rendering the site safe within the six weeks stipulated by the Building Act 1984.

When the site was assessed after a serious fire in April 2008 it had been concluded that the front building (Anderson's Yard and Workshops) had been rendered unstable and had to be demolished. Additionally the rear building required demolition because the loss of the roof sheets had left the walls vulnerable to excessive wind loading. Under the legislation the Council was not obliged to act in default of the owner but the Director of Neighbourhood

Services had felt not to do so was totally unacceptable as it would have left two perilously unsafe buildings in close proximity to residential areas. Quotations were therefore obtained from two contractors on the Council's demolition select list with the intention of issuing a Contract Variation Order for the demolition works. The works were subsequently completed on 1st September 2008. The Building Act allows the Council to recover its reasonable costs by imposing a Land Charge should the owner default on payment of the invoice.

The Portfolio Holder applauded the swift action taken by the Director of Neighbourhood Services in this matter and asked that his thanks be passed on to all involved.

Decision

That the actions of the Director of Neighbourhood Services be confirmed:

- I. To carry out the making safe, by demolition, in pursuance of the failure of the owner to comply with two Dangerous Structures Court Orders under the Building Act 1984, S.77 (dated 17th June 2008)
- II. To issue a Variation Order on the existing Eldon Grove demolition contract in order that the works were executed as soon as possible after the expiration of the notice period on 29th July 2008
- III. To recover the reasonable costs from Goodname Estate Co Ltd through the appropriate legislation.

The meeting finished at 9.20 am.

P DEVLIN

CHIEF SOLICITOR

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