

REPORT FROM: NEIGHBOURHOOD SERVICES MANAGER

TO: WEST CRAVEN COMMITTEE

DATE: 29 MARCH 2016

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ENVIRONMENTAL BLIGHT

PURPOSE OF REPORT

To report any new environmental blight sites and provide updates on existing sites.

RECOMMENDATIONS

- (1) That members note the report.
- (2) That members report any new environmental blight sites to the Neighbourhood Services Manager for inclusion in future reports including a contact name and contact details with a brief description of the site and problem.
- (3) That members agree to remove item 4(i) from the list as the issue of maintenance has been resolved.
- (4) That members note the new sites at items 4(iii), 4(iv) and 4(v).

REASON FOR RECOMMENDATIONS

To deal with environmental blight in the area.

ISSUE

1. The definition of environmental blight is:
 - Untidy/derelict piece of Council land requiring tidying up.
 - Untidy/derelict piece of unregistered land requiring tidying up.
 - Untidy/derelict piece of **Council-owned or unregistered land** which needs a scheme to regenerate the site (eg a former garage colony converted to a landscaped parking area).

Private pieces of land requiring tidying are best not dealt with under environmental blight as they may require enforcement. These should be reported to Planning and Building Control to

be included on the Problem Buildings List for Section 215 enforcement if the problem is persistent.

2. Any new sites should be reported to Tricia Wilson or Peter Atkinson including a contact name and contact details, exact location and a brief description of the site and the problem.
3. Plans and photographs of the sites will only be included for new sites unless clarification is needed.
4. Please see table below.

Site	Owner	Issue	Area Committee Resolution	Current Position
i) Land off Hill Street/Earl Street, Barnoldswick	PBC owned	The site was being maintained by Parks but was transferred to Neighbourhood Services as part of the Problem Sites Review. In the interim the site had not been maintained. Also, the site was being used for fly tipping	Proposed improvements for the site were completed with money from West Craven Committee's Capital Programme. It was resolved to retain this site on the Environmental Blight list until the issue of maintenance was resolved	The site is included on the Neighbourhood Services Problem Sites list and so will be maintained three times a year with an annual inspection by the Environmental Action Group from April 2016
ii) Land at junction of Goodhall Close and Victoria Road, Earby	Unregistered	Some years ago, after a lot of investigation, no owner could be found for the site and so Earby Town Council spent money and time to clear the site and paid a contractor to mow it regularly In addition, money was obtained to install a railing along the beck side because of a 6ft drop into the water Initially the site was well kept and tidy but it ended up being used as a dog toilet and eventually the contractor refused to mow the grass and so the site has become overgrown and is now an eye sore	Following a site visit members agreed for Neighbourhood Services to provide costs for clearing the site and for removing the bow top fencing that was around the youth shelter and relocating it around the grassed area, including a gate to prevent dogs from entering the site There might be the possibility of adding a few benches and some planters in the future Earby Town Council agreed that once the site is improved they would maintain the site once more	Costs have been sought for clearing the site of vegetation and relocating the railings from around the youth shelter site. The initial cost estimates received were: £120 for clearing the site of vegetation; between £2,400 and £2,600 to relocate the railings, including a self-closing gate to stop dogs getting into the site. If we were to go ahead with the works we would have to officially obtain three written quotations for the railing work. Funding would need to be sought for this Benches and planters could be added to the site at a later date once the grass is regularly maintained and the site is tidy again

Site	Owner	Issue	Area Committee Resolution	Current Position
iii) Untarmacked part of Greenberfield Lane Car Park, Barnoldswick	Pendle Council	The land belongs to Pendle Council. Parks maintains the site twice a year but there is no budget attached to the site	Site put forward on 5/1/2016 – consideration to be given to the site's improvement. Site plan and photographs attached at Appendices 1 and 2	The site is not on Parks' maintenance schedule and there is no budget attached to it. However, because this is historically a Parks site they currently maintain it twice a year. This includes cutting back a 1m strip from the edge of Greenberfield Lane. Site visit to be arranged to discuss possible options for improvement
iv) Land at Bank Street (the former joiner shop), Barnoldswick	Privately owned	This site is privately owned	Site put forward on 5/1/2016 – consideration to be given to the site's improvement. Site plan and photographs attached at Appendices 3 and 4	The site is privately owned. Neighbourhood Services would not be able to do a scheme on this site without the landowner's permission. It has been referred to Planning, which may ask the landowner to improve the site or serve a Section 215 Notice
v) Cemetery Road Car Park, Earby	Pendle Council	The site belongs to Pendle Council and is managed by Liberata Property Services	Site put forward on 5/1/2016 – consideration to be given to the site's improvement. Site plan and photographs attached at Appendices 5 and 6	The site has a problem with flooding which Neighbourhood Services' Drainage Section is investigating. The car park is full of pot holes and the flooding is a big issue which could possibly be resolved with new surface and surface drainage. However, there is no funding for this. Site visit to be arranged to discuss possible options and costs. Funding would need to be sought to make improvements

IMPLICATIONS

Policy: None arising directly from the report.

Financial: No new financial implications arise from the recommendations in this report. There is no specific allocation for environmental blight sites.

Legal: None arising directly from the report.

Risk Management: None arising directly from the report.

Health and Safety: These issues will be considered when the schemes are progressed.

Sustainability: This will be considered for each individual scheme. Long-term maintenance may be an issue.

Community Safety: This will be considered for each individual scheme.

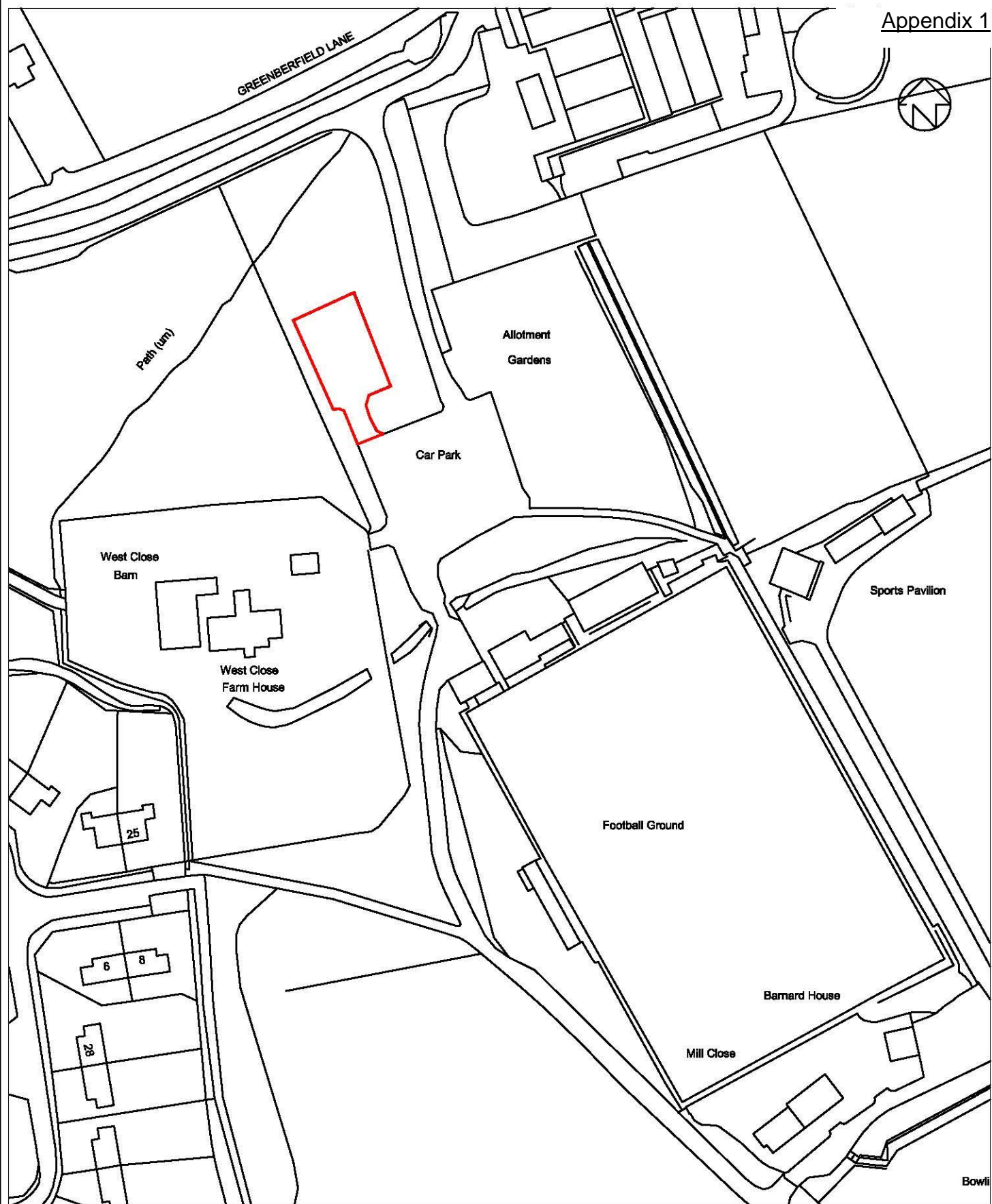
Equality and Diversity: This will be considered for each individual scheme.

APPENDICES

- Appendix 1: Site plan for untarmacked part of Greenberfield Lane Car Park, Barnoldswick.
- Appendix 2: Photographs untarmacked part of Greenberfield Lane Car Park, Barnoldswick.
- Appendix 3: Site plan for land at Bank Street (former joiner shop), Barnoldswick.
- Appendix 4: Photographs of land at Bank Street (former joiner shop), Barnoldswick.
- Appendix 5: Site plan for Cemetery Road Car Park, Earby.
- Appendix 6: Photographs of Cemetery Road Car Park, Earby.

LIST OF BACKGROUND PAPERS

None.



Engineering & Special Projects Engineering & Special Projects Manager: Peter Atkinson BSc (Hons) DipT CEng MICE MCIHT Elliott House, Market Square, Nelson, Lancashire, BB9 0LX Tel: (01282) 661661 Fax: (01282) 661068	Service Engineering and Special Projects	SCALE 1:1250		Revisions		
	Project Environmental Blight	Drawn By TW	Checked By	No.	Detail	Date
Drawing No	Description Greenberfield Lane Car Park	Date March 2016				

Photos – Untarmacked part of Greenberfield Lane Car Park

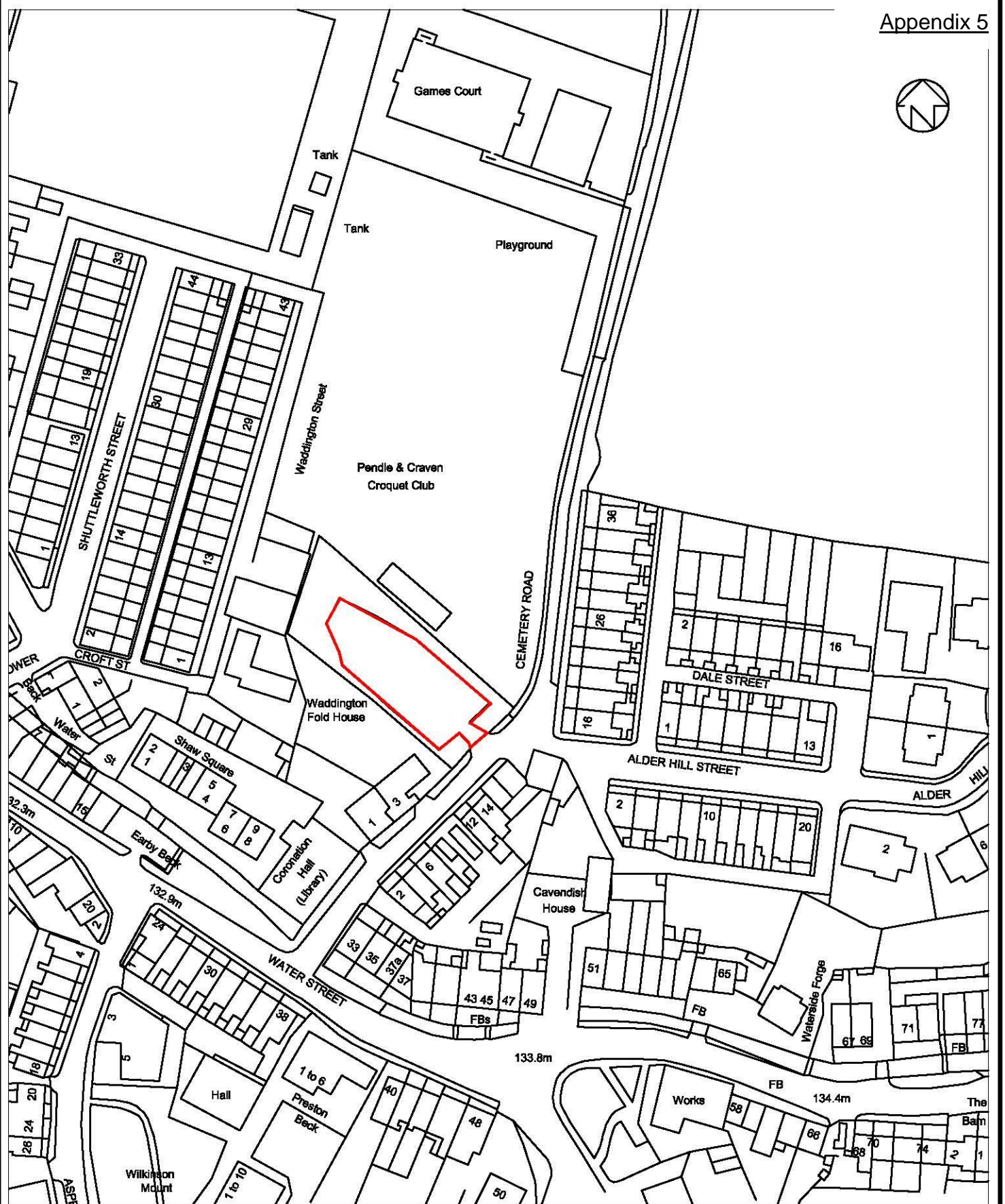




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<p>Project Environmental Blight</p>	<p>Drawn By TW</p>	<p>Checked By</p>									
<p>Drawing No</p>	<p>Description Bank St (former joiner's yard)</p>	<p>Date March 2016</p>									

Photos – Land at Bank Street, Barnoldswick (former joiners shop)





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Drawing No	Description Cemetery Road Car Park, Earby	Date March 2016			

Photographs – Cemetery Road Car Park, Earby

