

REPORT FROM: NEIGHBOURHOOD SERVICES MANAGER

TO: COLNE AND DISTRICT COMMITTEE

DATE: 7 SEPTEMBER 2017

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UPDATE ON THE SKIPTON ROAD ROUNDABOUT, COLNE

PURPOSE OF REPORT

To inform members on the situation regarding land at Skipton Road roundabout in Colne and consider options for improvement on the site and future maintenance.

RECOMMENDATIONS

- (1) That members note the report and the preferred option.
- (2) That members consider how the preferred option could be funded.

REASON FOR RECOMMENDATIONS

To ensure the Skipton Road roundabout is properly and efficiently maintained.

BACKGROUND

1. Minute 47 of the Colne and District Committee meeting on 6 July 2017 reads:

“ENVIRONMENTAL BLIGHT

The Neighbourhood Services Manager reported that there were no existing environmental blight sites in the area. Any new sites should be reported to Tricia Wilson (tricia.wilson@pendle.gov.uk) or Peter Atkinson (peter.atkinson@pendle.gov.uk).

Reference was made to the Skipton Road roundabout which had recently been subjected to fly tipping following improvements made to it via funding from the Horsfield Environmental Fund. This roundabout was in a prominent location and concerns were expressed that the County Council appeared reluctant to maintain the land within their ownership at this roundabout. There was uncertainty around ownership of the remaining land.

RESOLVED

That a report be submitted to the next meeting outlining options available to the Council with a view to it taking on the responsibility for the maintenance of the land at this roundabout.

REASON

To ensure the land is maintained to a high standard.”

ISSUE

2. In March 2016 Horsfield ward councillors contacted Neighbourhood Services to establish what could be done about the land at Skipton Road roundabout.
3. The site was neglected and overgrown and there was a lot of fly-tipping. The property owners adjacent to the site complained that it created a bad image for Colne as the roundabout was an important gateway into the town.
4. The site initially required cutting back, tidying up and tree pruning as well as removing litter and debris.
5. We established that most of the site belongs to Lancashire County Council (LCC) but the part in the worst condition was unregistered and had never been properly maintained (see plan as Appendix 1).
6. LCC has no funds for improvements (because it is not a road safety issue) but will allow Pendle to do the works.
7. Horsfield ward councillors agreed to pay for tidying up the site from the Horsfield Environmental Improvement Fund as long as it would be maintained in the future.
8. Neighbourhood Services discussed maintenance of the site with Environmental Services and they agreed to regularly maintain the site under the Public Realm Agreement with LCC as long as it was left in a good enough condition for maintenance machinery.
9. Regular mowing of the grass started in April. However, it was noted that the unregistered section of land was too steep to get a mower onto and therefore this section of land would require further work before it could be regularly maintained.
10. Unique Clean, the contractors which did the initial tidying of the site, suggested we plant wildflowers on this banking as this would then only require one cut per year and minimal maintenance.
11. However, the site would have to be properly prepared with weed kill as otherwise the existing brambles and weeds would take over again. It was also felt it would be beneficial for some regrading of the land so that it would be easier for mowing/strimming in the future.
12. We received costings for this work from Unique Clean and it came to £3,934.60, broken down as follows:
 - Strim the banking and clear of all litter and other foreign items – £518.40
 - Weed kill 2 to 3 times to make sure the weeds are dead – £336.00
 - Import approximately 40 tons of soil to improve gradient of banking for maintenance – £1,291.20
 - Spread wildflower seed £1,790

13. It has been approved that with £854.40 Unique Clean would prepare the ground by clearing rubbish, clearing the weeds, weed killing and keeping the weeds down to the end of the growing period this year. This work has yet to be ordered.
14. At the July meeting reference was made to the site being subject to fly-tipping following the improvements made and it was resolved that a report be submitted outlining options available to the Council with a view to ensuring future maintenance of the unregistered section of land.
15. We would like to suggest the following options:
 - (a) Do nothing; the unregistered part of the land would become overgrown with brambles and weeds as it was in the past.
 - (b) Clear the site and weed kill this year; regrade the land and sow with grass seed next year so that the site could be regularly mown with the rest of the site. (This would be an expensive option as it would require a lot of importing of soil and regrading of the land.)
 - (c) Clear the site and weed kill this year with some regrading of the land; sow with wildflowers with future maintenance of 1 cut per year and regular spot weed killing.
16. Our preferred option would be (c) at a cost of £3,081.20 next year (following site clearance and weed kill this year at a cost of £854.40).
17. We would have to establish the cost for future maintenance of the wildflower area by our Environmental Services Department for one cut per year and spot weed kill.

CONDITIONS

18. Although part of the land is unregistered, we would need to ascertain ownership and obtain permission to carry out work on the land.
19. We would need to check that additional soiling would not overload North Valley culvert running through this area (a CCTV survey may be required).

IMPLICATIONS

Policy: None arising from this report.

Financial: Funding would have to be allocated for any of the options chosen.

Legal: Most of the land belongs to Lancashire County Council Highways with part unregistered and so the Council has no legal obligation to maintain the land.

Risk Management: The site has become safer to the public since the fencing has been repaired and fly-tipping removed.

Health and Safety: The unregistered land will require regrading to enable mowing or strimming of the site. In its current condition it is too steep and therefore a risk to the contractors carrying out maintenance.

Climate Change: None arising from this report.

Community Safety: The site is a safer place since it has been cleared of brambles and fly-tipping. A number of needles were also found on site. These were removed but contractors will need to be aware of this when doing further works to the site. It is hoped that once the site is regularly maintained it is less likely that it would be used for fly-tipping.

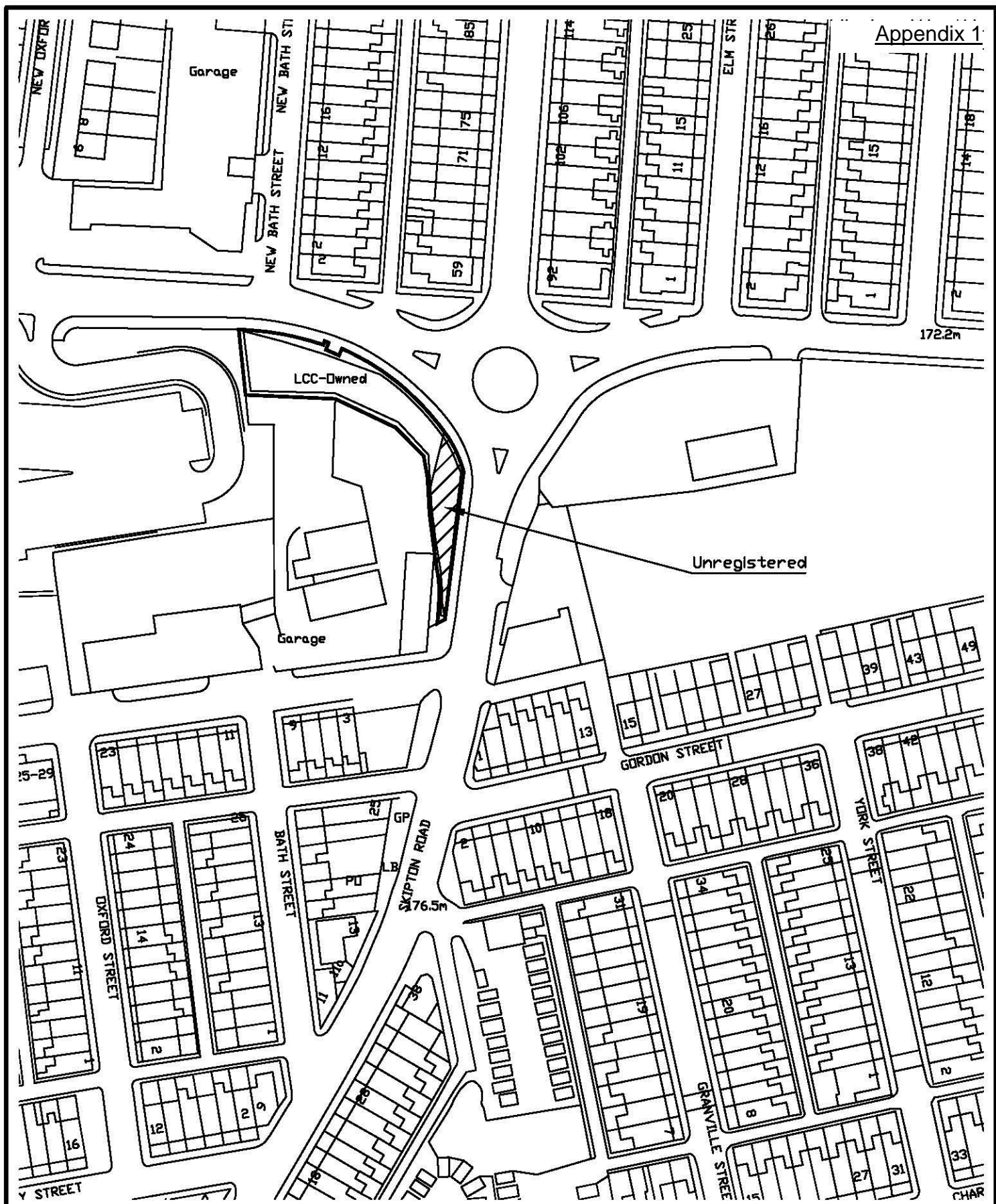
Equality and Diversity: None arising from this report

APPENDICES

Appendix 1: Location Plan.

LIST OF BACKGROUND PAPERS

None.



Neighbourhood Services Neighbourhood Services Manager: Peter Atkinson BSc (Hons), DipT, CEng, MICE, MCIHT Elliott House, 9 Market Square, Nelson, Lancashire BB9 0LX Tel: (01282) 661661	SERVICE Neighbourhood Services	SERVICE 1:1250	Revisions	
	PROJECT Skipton Road Roundabout, Colne	DRAWN BY MH	DATE 23 Aug 2017	No. Detail Date
DRAWING NO /	DESCRIPTION Site Clearance			