

**REPORT FROM: CHIEF EXECUTIVE**

**TO: COLNE AND DISTRICT COMMITTEE**

**DATE: 4<sup>TH</sup> JULY, 2019**

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## **FORMER PUBLIC CONVENIENCES – COLNE BUS STATION**

### **PURPOSE OF REPORT**

To seek approval from Members to proceed with landscaping works to screen the former toilet block at Colne Bus Station.

### **RECOMMENDATIONS**

That this Committee

1. Considers the landscaping works proposed within the attached drawings, submitted by the Council's Engineering Special Projects Team (ESPT), and if acceptable and, subject to funding, grant approval to proceed with the works.
2. Allocates £5,130 from the Committee's Capital Programme to fund the works as required.

### **REASONS FOR RECOMMENDATION**

To improve the setting of the former Bus Station Toilet block without demolition.

### **BACKGROUND**

1. Members are aware that the Borough Council's former public conveniences at Colne Bus Station have remained closed for a number of years, following concerns over its structural integrity.
- 2 This Committee has previously considered a number of options available to the Council in relation to the demolition, disposal or improvement of the toilet building.
3. Members were advised that there may be nil or little interest in the building if offered to the market for sale, that the cost of demolition and making good the retaining wall would be prohibitive in the current financial climate and that Colne Town Council had resolved not to take possession of the building. The Council's ESPT suggest that the wall currently appears stable and that demolition is not an urgent priority.

### **ISSUE**

4. Members were concerned about the visual appearance of the former toilet block and that the space fronting the toilet block entrances provided an area where anti-social behavior could take place.

5. In light of budget constraints, the provision of a landscaping scheme is proposed to help soften the stark brick elevations within a raised planted bed over the open space fronting the building entrance to prevent youths from congregating in this area set back from the bus station. An additional raised bed is also proposed where the building meets the side retaining wall. The cost of the works has been estimated to be in the region of £5,130.

6. Access into the building would still need to be maintained to monitor the condition of the retaining wall to the rear. In due time the planting may be trained to part cover these entrance doors.

## **IMPLICATIONS**

**Policy:** N/A

**Financial:** The estimated cost of the works is in the region of £5,130. The Council may incur further costs to shore the retaining wall if ongoing movement is detected.

**Legal:** No legal implications are considered to arise other than as stated in previous reports where it was suggested that a building collapses may cause personal injury or where loss or damage occurs to adjacent land, structures or buildings.

**Risk Management:** The Council is liable for any loss or damage arising out of any collapse or ongoing structural movement causing loss or injury to members of the public or adjacent land owners. The screening works will deal with the visual impact of the building only. An inspection regime should be established by the ESPT to monitor and react to any structural issues going forward.

**Health and Safety:** Member were advised previously that there are concerns over the structural safety and of the building and that at some point in the future it may have to consider demolition the building and making good the retaining wall.

**Sustainability:** No implications are considered to arise directly from this report.

**Community Safety:** See Risk Management and Health and Safety

**Equality and Diversity:** No implications are considered to arise directly from this report.

## **APPENDIX**

Views 1, 3 and 5 – views of a suggested design.

## **LIST OF BACKGROUND PAPERS**

None