

additional papers 1



Overview and Scrutiny Committee

Thu 5 Sep
2019
6.30 pm

Committee Room Two
Town Hall
Redditch



www.redditchbc.gov.uk

**If you have any queries on this Agenda please contact
Jess Bayley**

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Overview and Scrutiny

Thursday, 5th September, 2019

6.30 pm

Committee Room 2 Town Hall

COMMITTEE

Agenda

Membership:

Cllrs:	Joe Baker (Chair)	Peter Fleming
	Debbie Chance (Vice-Chair)	Andrew Fry
	Salman Akbar	Mark Shurmer
	Joanne Beecham	Jennifer Wheeler
	Michael Chalk	

- 5.** Executive Committee Minutes and Scrutiny of the Executive Committee's Work Programme - Selecting Items for Scrutiny (Pages 1 - 12)

- 9.** Exclusion of the press and public

Should it be necessary, in the opinion of the Chief Executive, during the course of the meeting to consider excluding the public from the meeting on the grounds that exempt information is likely to be divulged, it may be necessary to move the following resolution:

“That, under S.100 (A) (4) of the Local Government Act 1972, the public be excluded from the meeting for the following matter(s) on the grounds that it/they involve(s) the likely disclosure of exempt information as defined in the relevant paragraphs (to be specified) of Part 1 of Schedule 12 (A) of the said Act”.

These paragraphs are as follows:

Subject to the “public interest” test, information relating to:

- Para 3 – financial or business affairs;

- 10.** Pre-Decision Scrutiny - Disposal of HRA Asset at Green Lane, Studley - to follow (Pages 13 - 26)

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EXECUTIVE COMMITTEE LEADER'S WORK PROGRAMME

1 October 2019 to 31 January 2020

(published as at 2nd September 2019)



This Work Programme gives details of items on which key decisions are likely to be taken by the Borough Council's Executive Committee, or full Council, in the coming four months. "Key Decisions" are ones which are likely to:

- (i) result in the Council incurring expenditure, foregoing income or the making of savings in excess of £50,000 or which are otherwise significant having regard to the Council's budget for the service or function to which the decision relates; or
- (ii) be significant in terms of its effect on communities living or working in the area comprising two or more wards in the Borough;
- (iii) involve any proposal to cease to provide a Council service (other than a temporary cessation of service of not more than 6 months).

If you wish to make representations on the proposed decision you are encouraged to get in touch with the relevant report author as soon as possible before the proposed date of the decision. Contact details are provided. Alternatively you may write to the Head of Legal, Equalities and Democratic Services, The Town Hall, Walter Stranz Square, Redditch, B98 8AH or e-mail: democratic@bromsgroveandredditch.gov.uk

The Executive Committee's meetings are normally held at 7pm on Tuesday evenings at the Town Hall. They are open to the public, except when confidential information is being discussed. If you wish to attend for a particular matter, it is advisable to check with the Democratic Services Team on (01527) 64252, ext: 3268 to make sure it is going ahead as planned. If you have any other queries, Democratic Services Officers will be happy to advise you. The full Council meets in accordance the Council's Calendar of Meetings. Meetings commence at 7.00pm.

EXECUTIVE COMMITTEE MEMBERSHIP

Councillor Matthew Dormer, Leader and Portfolio Holder for Planning, Economic Development, Commercialism and Partnerships
Councillor David Thain, Deputy Leader and Portfolio Holder for Corporate Management
Councillor Juliet Brunner, Customer Access and Financial Services
Councillor Brandon Clayton, Portfolio Holder for Environmental Services
Councillor Julian Grubb Community Services and Regulatory Services
Councillor Michael Rouse, Portfolio Holder for Leisure
Councillor Craig Warhurst, Portfolio Holder for Housing
Councillor Greg Chance
Councillor Bill Hartnett

Decision including Whether it is a key Decision	Decision Taker Date of Decision	Details of Exempt information (if any)	Documents submitted to Decision Maker / Background Papers List	Contact for Comments
Domestic Abuse Policy - Identifying Abuse and Responding Effectively Key: No	Executive 29 Oct 2019 Council 18 Nov 2019		Report of the Head of Community Services	Bev Houghton, Community Safety Manager (Redditch and Bromsgrove) Tel: 01527 64252 ext 3656
Enfield Estate Report Key: Yes	Executive 29 Oct 2019 Council 18 Nov 2019	This report will contain exempt information.	Report of the Executive Director of Finance and Corporate Resources	Chris Forrester, Financial Services Manager Tel: 01527 881673
Estates Management and Facilities Management Structure Proposals Key: No	Executive 29 Oct 2019 Council 18 Nov 2019	This report may contain exempt information which may mean the report will need to be considered in private session.	Report of the Head of Legal, Equalities and Democratic Services	Claire Felton, Head of Legal, Equalities and Democratic Services Tel: 01527 881429
Far Moor Lane, Redditch - Land Disposal to Homes England Key: No	Executive Not before 29th Oct 2019 Council Not before 18th Nov 2019	This report may contain some exempt information and might need to be considered by the Councillors in private session.	Report of the Chief Executive	Claire Felton, Head of Legal, Equalities and Democratic Services Tel: 01527 881429

Decision including Whether it is a key Decision	Decision Taker Date of Decision	Details of Exempt information (if any)	Documents submitted to Decision Maker / Background Papers List	Contact for Comments
Fees and Charges 2020/21 Key: No	Executive 29 Oct 2019 Council 18 Nov 2019		Report of the Executive Director of Finance and Corporate Resources	Chris Forrester, Financial Services Manager Tel: 01527 881673
Homes England Asset Transfer Key: Yes	Executive Not before 29th Oct 2019	<p>Consideration of this item is the subject to agreement of certain matters with Homes England in January 2019.</p> <p>This report will contain commercially sensitive information and therefore parts of the report may need to be considered in private session.</p>	Report of the Chief Executive	Claire Felton, Head of Legal, Equalities and Democratic Services Tel: 01527 881429

Decision including Whether it is a key Decision	Decision Taker Date of Decision	Details of Exempt information (if any)	Documents submitted to Decision Maker / Background Papers List	Contact for Comments
Housing / Housing Revenue Account Strategic Improvement Plan Progress Report Key: No	Executive 29 Oct 2019		Report of the Deputy Chief Executive	Sue Hanley, Deputy Chief Executive and Executive Director (Leisure, Environmental & Community Services) Tel: 01527 64252 ext 3601
Leisure and Cultural Services Policy Statement Key: No	Executive 29 Oct 2019		Report of the Interim Head of Leisure and Cultural Services	Jonathan Cochrane, Development Services Manager Tel: 01527 63051
Matchborough and Winyates District Centres - Procurement Process to Secure a Development Partner Key: Yes	Executive 29 Oct 2019	This report may contain exempt information which would need to be considered in private session.	Report of the Head of Planning and Regeneration	Ruth Bamford, Head of Planning and Regeneration Tel: 01527 64252
Medium Term Financial Plan 2020/21 to 2023/24 - Update Report Key: No	Executive 29 Oct 2019		Report of the Executive Director of Finance and Corporate Resources	Chris Forrester, Financial Services Manager Tel: 01527 881673

Decision including Whether it is a key Decision	Decision Taker Date of Decision	Details of Exempt information (if any)	Documents submitted to Decision Maker / Background Papers List	Contact for Comments
New Cemetery Provision Key: No	Executive 29 Oct 2019		Report of the Head of Environmental Services	Michael Birkinshaw, Bereavement Services Manager Tel: 01527 62174
Redditch Council Plan Key: No	Executive 29 Oct 2019 Council 18 Nov 2019		Report of the Head of Business Transformation and Organisational Development	Rebecca Green, Policy Manager Tel: 01527 881616
Residual Waste Minimisation Business Case Key: No	Executive 29 Oct 2019		Report of the Head of Environmental Services	Matthew Austin, Environmental Services Manager Tel: 01527 64252
Review of Council Tax Support Scheme Key: No	Executive 29 Oct 2019 Council 18 Nov 2019		Report of the Executive Director of Finance and Corporate Resources	David Riley, Revenues Services Manager Tel: 01527 64252 ext 3382
Review of the Customer Access and Financial Support Service Key: No	Executive 29 Oct 2019 Council 18 Nov 2019	This report might contain exempt information and may therefore need to be considered in private session.	Report of the Executive Director of Finance and Corporate Resources	Jayne Pickering, Executive Director, Finance and Resources Tel: 01527 881207

Decision including Whether it is a key Decision	Decision Taker Date of Decision	Details of Exempt information (if any)	Documents submitted to Decision Maker / Background Papers List	Contact for Comments
Review of the One Stop Shops Key: No	Executive 29 Oct 2019 Council 18 Nov 2019	This report may contain exempt information which might need to be considered by Members in a private meeting.	Report of the Executive Director of Finance and Resources	Paul Stephenson, Assistant Customer Support Manager Tel: 01527 64252
Sanctions and Prosecutions Policy Key: No	Executive 29 Oct 2019		Report of the Executive Director of Finance and Resources	Mark Smith, Senior Revenues Officer Tel: 01527 534050
Section 24 Update Key: No	Executive 29 Oct 2019		Report of the Executive Director of Finance and Corporate Resources	Chris Forrester, Financial Services Manager Tel: 01527 881673
Service Delivery Options - HRA Gas Maintenance Key: Yes	Executive 29 Oct 2019		Report of the Head of Environmental Services	Guy Revans, Head of Environmental Services Tel: 01527 64252 ext 3292
Tenancy Conditions - Outcome of Consultation Key: No	Executive 29 Oct 2019		Report of the Head of Community Services	Jayne Baylis, Housing Services Manager Tel: 01527 64252 ext 3825

Decision including Whether it is a key Decision	Decision Taker Date of Decision	Details of Exempt information (if any)	Documents submitted to Decision Maker / Background Papers List	Contact for Comments
Tenancy Recharge Policy Key: No	Executive 29 Oct 2019 Council 18 Nov 2019		Report of the Head of Environmental Services	Ian Roberts, Environmental Services Manager Tel: 01527 881704
Town Centre Regeneration (Community Hub and Railway Quarter) Key: Yes	Executive 29 Oct 2019		Report of the Chief Executive	Lyndsey Berry, Town Centre Co-Ordinator Tel: 01527 587002
Unit 17, Rubicon Centre Key: Yes	Executive Not before 29th Oct 2019	This report may contain exempt information and as such Members may be required to go into confidential session during consideration of the item.	Report of the Chief Executive	Ostap Paparega, Head of North Worcestershire Economic Development Tel: 01562 732192
Concessionary Rents Policy Key: No	Executive 29 Oct 2019 Council 18 Nov 2019		Report of the Head of Legal, Equalities and Democratic Services.	Helen Broughton, Redditch Partnership Manager Tel: 01527 64252 ext 3237

Decision including Whether it is a key Decision	Decision Taker Date of Decision	Details of Exempt information (if any)	Documents submitted to Decision Maker / Background Papers List	Contact for Comments
Redditch Business Centres Review Key: Yes	Executive 29 Oct 2019 Council 18 Nov 2019	This report will contain exempt information.	Report of the Chief Executive	Ostap Paparega, Head of North Worcestershire Economic Development Tel: 01562 732192
Members' ICT Policy Key: No	Executive Not before 10th Dec 2019		Report of the Head of Business Transformation and Organisational Development	Mark Hanwell, ICT Transformation Manager Tel: 01527 881248
Finance Monitoring Report Quarter 2 2019/20 Key: No	Executive 10 Dec 2019 Council 20 Jan 2020		Report of the Executive Director of Finance and Corporate Resources	Chris Forrester, Financial Services Manager Tel: 01527 881673
Medium Term Financial Plan 2020/21 to 2023/24 - Update Report Key: No	Executive 10 Dec 2019		Report of the Executive Director of Finance and Corporate Resources	Chris Forrester, Financial Services Manager Tel: 01527 881673

Decision including Whether it is a key Decision	Decision Taker Date of Decision	Details of Exempt information (if any)	Documents submitted to Decision Maker / Background Papers List	Contact for Comments
Parking Enforcement Task Group - Final Report Key: No	Executive 10 Dec 2019	The report will be considered by the Executive Committee, subject to the prior approval of the Overview and Scrutiny Committee.	Report of the Overview and Scrutiny Committee	Jess Bayley, Senior Democratic Services Officer (Redditch) Tel: 01527 64252 ext 3268 Councillor Mark Shurmer
Suicide Prevention Task Group - Final Report Key: No	Executive 10 Dec 2019	The report will be considered by the Executive Committee, subject to the prior approval of the Overview and Scrutiny Committee.	Report of the Overview and Scrutiny Committee	Sarah Sellers, Democratic Services Officer Tel: 01527 64252 Councillor Debbie Chance
Voluntary and Community Sector Grants Programme 2020/21 Key: No	Executive 10 Dec 2019 Council 20 Jan 2020		Report of the Head of Community Services	Helen Broughton, Redditch Partnership Manager Tel: 01527 64252 ext 3237
Council Tax Base 2020/21 Key: No	Executive 14 Jan 2020		Report of the Executive Director of Finance and Corporate Resources	Chris Forrester, Financial Services Manager Tel: 01527 881673

Decision including Whether it is a key Decision	Decision Taker Date of Decision	Details of Exempt information (if any)	Documents submitted to Decision Maker / Background Papers List	Contact for Comments
Housing Revenue Account Initial Budget 2020/21 to 2022/23 Key: No	Executive 14 Jan 2020 Council 20 Jan 2020		Report of the Executive Director of Finance and Corporate Resources	Chris Forrester, Financial Services Manager Tel: 01527 881673
Housing / Housing Revenue Account Strategic Improvement Plan Progress Report Key: No	Executive Not before 1st Feb 2020		Report of the Deputy Chief Executive	Sue Hanley, Deputy Chief Executive and Executive Director (Leisure, Environmental & Community Services) Tel: 01527 64252 ext 3601
Capital Programme 2020/21 to 2022/23 Key: No	Executive 11 Feb 2020 Council 24 Feb 2020		Report of the Executive Director of Finance and Corporate Resources	Chris Forrester, Financial Services Manager Tel: 01527 881673
Pay Policy Statement 2020/21 Key: No	Executive 11 Feb 2020 Council 24 Feb 2020		Report of the Head of Business Transformation and Organisational Development	Becky Talbot, Human Resources and Development Manager Tel: 01527 64252 ext 3385

Decision including Whether it is a key Decision	Decision Taker Date of Decision	Details of Exempt information (if any)	Documents submitted to Decision Maker / Background Papers List	Contact for Comments
Finance Monitoring Quarter 3 2019/20 Key: No	Executive 24 Mar 2020 Council 6 Apr 2020		Report of the Executive Director of Finance and Corporate Resources	Chris Forrester, Financial Services Manager Tel: 01527 881673
Leisure and Cultural Services Strategy Key: No	Executive 24 Mar 2020 Council 6 Apr 2020		Report of the Head of Leisure and Cultural Services	Dave Cove, Interim Head of Leisure and Cultural Services
Medium Term Financial Plan 2020/21 to 2023/24, Including Council Tax Resolutions Key: No	Executive 24 Feb 2020 Council 24 Feb 2020		Report of the Executive Director of Finance and Corporate Resources	Chris Forrester, Financial Services Manager Tel: 01527 881673
Overview and Scrutiny Annual Report 2019/20 Key: No	Council 6 Apr 2020		Report of the Head of Legal, Equalities and Democratic Services	Jess Bayley, Senior Democratic Services Officer (Redditch) Tel: 01527 64252 ext 3268

REDDITCH BOROUGH COUNCIL**EXECUTIVE COMMITTEE
COMMITTEE**

10 September 2019

**DISPOSAL OF A HRA ASSET AND REMOVAL OF FORMER RAILWAY BRIDGE –
GREEN LANE, STUDLEY**

Relevant Portfolio Holder	Cllrs Craig Warhurst and Brandon Clayton
Portfolio Holder Consulted	Yes
Relevant Head of Service	Judith Willis/Guy Revans
Ward(s) Affected	None
Ward Councillor(s) Consulted	No
Key Decision	

1. SUMMARY OF PROPOSALS

- 1.1 Members are requested to declare the Housing Revenue Account (HRA) property No. 65 Green Lane, Studley surplus to requirements and for Officers to dispose of the property.
- 1.2 Due to the structural condition of the brick arched former railway bridge in Green Lane, this structure be demolished with the reduction of the associated embankments. This will allow the existing footway/cycle track to be vertically realigned, and provide an increased site area for No. 65 Green Lane, thereby allowing the existing property to be demolished with two new residential plots being provided in its place.

2. RECOMMENDATIONS**2.1 The Executive Committee is asked to RECOMMEND that:**

- i) No. 65 Green Lane, Studley be declared surplus to requirements and officers to dispose of the site;**
- ii) Any HRA capital receipt achieved based on the current market value of No. 65 Green Lane, be used to increase the HRA stock;**
- iii) Option C - The Capital Engineering Scheme be approved, with Authority be delegated to the Head of Environmental Services to submit a detailed planning application to Stratford-on-Avon District Council, for the complete scheme. If successful, the Planning consent will include an outline approval for the erection of 2 No. 4 bed houses;**
- iv) The sites for the 2 No. 4 bed houses be marketed and the received monies, after deduction of the amount as described in ii) above, shall be used as Capital funds towards the cost of the Engineering Works;**

REDDITCH BOROUGH COUNCIL**EXECUTIVE COMMITTEE
COMMITTEE**

10 September 2019

- v) The additional funds required to complete the Engineering Works be taken from the Capital Locality Scheme Capital Programme 2019/20, as the proposed works are of the nature that the budget was set up for in the first instance;
- vi) The estimated cost of the Engineering Works cannot be finalised at this time, as Officers are currently endeavouring to determine the most cost effective method of disposing of the extensive surplus material from the excavated embankments. However, subject to the satisfactory outcome of this analysis the total Engineering Works should not exceed £200k.

3. KEY ISSUES**Financial Implications**

- 3.1 Disposal of the site will generate a capital receipt for the HRA, together with the increase in the value of the site with planning permission for two new residential plots. The additional receipt above the current value of the HRA asset achieved through the engineering works will provide monies towards the main Capital scheme. The total Engineering Works are estimated at this stage to be £200k.
- 3.2 Funding for the Engineering works will be funded through the Capital Locality Scheme Budget which has sufficient unallocated budget for this work. The estimated final cost to the budget is identified in confidential appendix D.
- 3.3 If the removal of the bridge is not agreed, Officers consider that a full structural survey will be required by a suitably qualified and experienced Structural Bridge Engineer. Officers believe this will cost in the region of £20k - £25k, as it is likely that a full structural analysis will be necessary in addition to a detailed visual inspection and survey. The result of such an exercise will almost certainly require immediate remedial works to be undertaken, irrespective of costs, which could be considerable. Once this path is taken, an annual inspection will be a necessity, together with financing any resulting remedial works. A perennial drain on this Authority's asset maintenance budget.

Legal Implications

- 3.4 There are no legal implications.

Background/Service Implications

- 3.5 No. 65 Green Lane is owned by Redditch Borough Council (RBC) and is an HRA asset but lies within Stratford-on-Avon District Council boundary. The property is currently void and Officers do not consider that it is suitable to remain as part of the HRA stock.

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- 3.6 The property is a 2 bedroom 3 person cottage constructed pre 1919 and the external construction of the property lacks adequate insulation properties. The property is currently void.
- 3.7 Internally the property is very small. On the ground floor there is a living room leading to a small kitchen, with a further lean to utility area and the only wc in the property. Off the living room there is a shower room. The stairs are very steep and narrow and have a 90 degree turn at the bottom. Upstairs there is a double bedroom and a single bedroom only.
- 3.8 As a two bedroom house this property would normally be allocated to a family, but Officers do not consider it suitable. In order to improve the property and make it suitable for letting, significant work including a two storey extension would be required.
- 3.9 Officers do not consider this would be a suitable option and consider the sale and use of the capital receipt for the Housing Growth Programme would provide better value for money.
- 3.10 In close proximity to this site there exists a brick arched bridge structure spanning Green Lane that was formally the route of the now disused Evesham to Redditch railway line. This structure, together with associated land is owned by RBC. Part of this again lies outside of the Borough boundary. The railway line down to where Brickyard Lane abruptly changes direction and the bridge structure was originally owned by the former Development Corporation with such assets being transferred to RBC some years' ago.
- 3.11 Green Lane and Brickhouse Lane are adopted highways, under the responsibility of both Worcestershire and Warwickshire County Councils (refer to Appendix B).
- 3.12 From a recent visual inspection, the actual bridge structure gives considerable cause for concern, as bricks have fallen from one of the soldier courses on the western face of the structure. Also, it is evident that surface water has penetrated the structure itself which will undoubtedly affect its structural integrity over time.
- 3.13 The deck of the structure facilitates the Sustrans Cycle Route 5 over, but this footpath construction has failed at each end of the span of the bridge, presumably resulting again from the ingress of surface water. The stone copings on the top of the parapet walls show signs of lateral movement due to the deterioration of the mortar bedding. In addition, RBC undertook remedial works some years ago, where bricks from the arch soffit had become displaced and fallen directly onto the highway below.
- 3.14 As a result of the above structural concerns, RBC appears to be left with three possible courses of action, these being as follows:
- i) Option A – Do-nothing option is extremely likely to result in the existing brick arched bridge structure deteriorating over time, which may again not only cause loose bricks to fall onto the highway below, but other elements may

REDDITCH BOROUGH COUNCIL**EXECUTIVE COMMITTEE
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become at risk, due to its structural integrity being compromised. A health and safety risk that cannot be permitted to occur. A structural survey would be required due to the risks identified with the bridge;

- ii) Option B – Undertake an independent structural survey of the bridge structure, and following this, instigate the recommended remedial works, which could be substantial and obviously expensive. Future regular maintenance inspections and resulting works will be a continuous drain on RBC's asset maintenance resources;
- iii) Option C – This proposal which is considered the most prudent and cost effective, removes the existing bridge structure completely, thereby removing altogether the need for any costly future maintenance. Realigns part of Green Lane to provide a more acceptable horizontal alignment and junction arrangement with Brickhouse Lane. Reduces the embankment within the locality of Green Lane thereby facilitating an at-level crossing for the Cycle Route (refer to Appendix A).

The realignment of the Cycle Route with the removal of the embankment will also facilitate a larger site area of No.65 Green Lane. Consequently, this will enable demolition of the existing cottage and the provision of 2 No. 4-bed houses, with an acceptable eastern visibility splay (which is lacking with the present highway configuration), subject of course to Planning Consent being forthcoming from Stratford-on-Avon District Council. These sites with outline Planning Consent can then be sold on the open market.

- 3.15 The preferred Option C above, would of course be gaining some financial benefit from the disposal of the residential site (No.65 Green Lane). Obviously, however, only the potential increased value of this site can be utilised for use as part payment of this scheme, as the estimated value of the site as it now stands is with the HRA fund.
- 3.16 It is of course a matter of fact that both Highway Authorities will significantly benefit from this highway improvement, which currently suffers from extremely poor forward visibility on Green Lane itself, and similar visibility restrictions at the Brickhouse Lane junction. As a result, both County Councils have already been advised of the proposal in detail, and 'invited' to contribute financially towards the cost. Regrettably, both County Councils have replied giving their preliminary approval, but are unable to contribute financially.
- 3.17 This Council's responsibility is for the bridge structure itself, and obviously the cycle way over it, in as much as the bridge provides the support for this asset where it crosses the highway. Although the cycleway construction is adopted by the County Councils, it is our opinion is that we cannot merely demolish the bridge structure and then leave the cycleway with a substantial 'gap' in its route, to be 'filled' by others.

REDDITCH BOROUGH COUNCIL**EXECUTIVE COMMITTEE
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- 3.18 In view of both of the Highway Authorities not being able to contribute financially towards the preferred highway realignment works, we are left with undertaking only the minimum of works necessary. These will consist of demolishing the actual bridge structure, removal of the embankments at each end sufficiently enough to regrade them to an acceptable longitudinal gradient, and provide a realigned footway/cycle way with an at-level highway crossing at Green Lane. Reinstatement of elements of kerbing, carriageway, drainage, verges, etc., within the vicinity of the removed bridge will of course be necessary, but the existing carriageway alignment will of course remain as before, albeit in an unnecessary configuration. Consequently, the revised design of the scheme has been based upon these parameters (refer to Appendix C).

Customer/Equalities and Diversity Implications

- 3.19 The disposal of an unfit property and reinvesting into more appropriate affordable housing will assist in providing appropriate affordable housing for customers.
- 3.20 There are no equality or diversity implications.

4. RISK MANAGEMENT

- 4.1 The existing brick arched bridge structure, due to its structural integrity being compromised, if not removed, may result in further elements becoming loose and falling onto the highway below. A health and safety risk that cannot be permitted to occur.
- 4.2 The bridge structure, although being a redundant asset as far as the former railway network is concerned, is probably still an important icon to a number of railway enthusiasts. As such, this may involve some opposition to its removal, but as highlighted within Option B, retainment of this structure would necessitate annual assessments and increased costs to the Council.

5. APPENDICES

- A - Drawing No. P2237/1 – Preliminary Layout
- B - Drawing No. P2237/4 - Existing Layout (Planning Application)
- C - Drawing No. P2237/5 - Proposed Layout (Planning Application)
- D - Exempt Information - Financial Estimates

6. BACKGROUND PAPERS

None

7. KEY

REDDITCH BOROUGH COUNCIL**EXECUTIVE COMMITTEE
COMMITTEE****10 September 2019**

None

AUTHORS OF REPORT

Name: Matthew Bough

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Tel.: 01527 548465

Name: Pete Liddington





email: pete.liddington@bromsgroveandredditcg.gov.uk

Tel.: 01527 534108

Appendix A

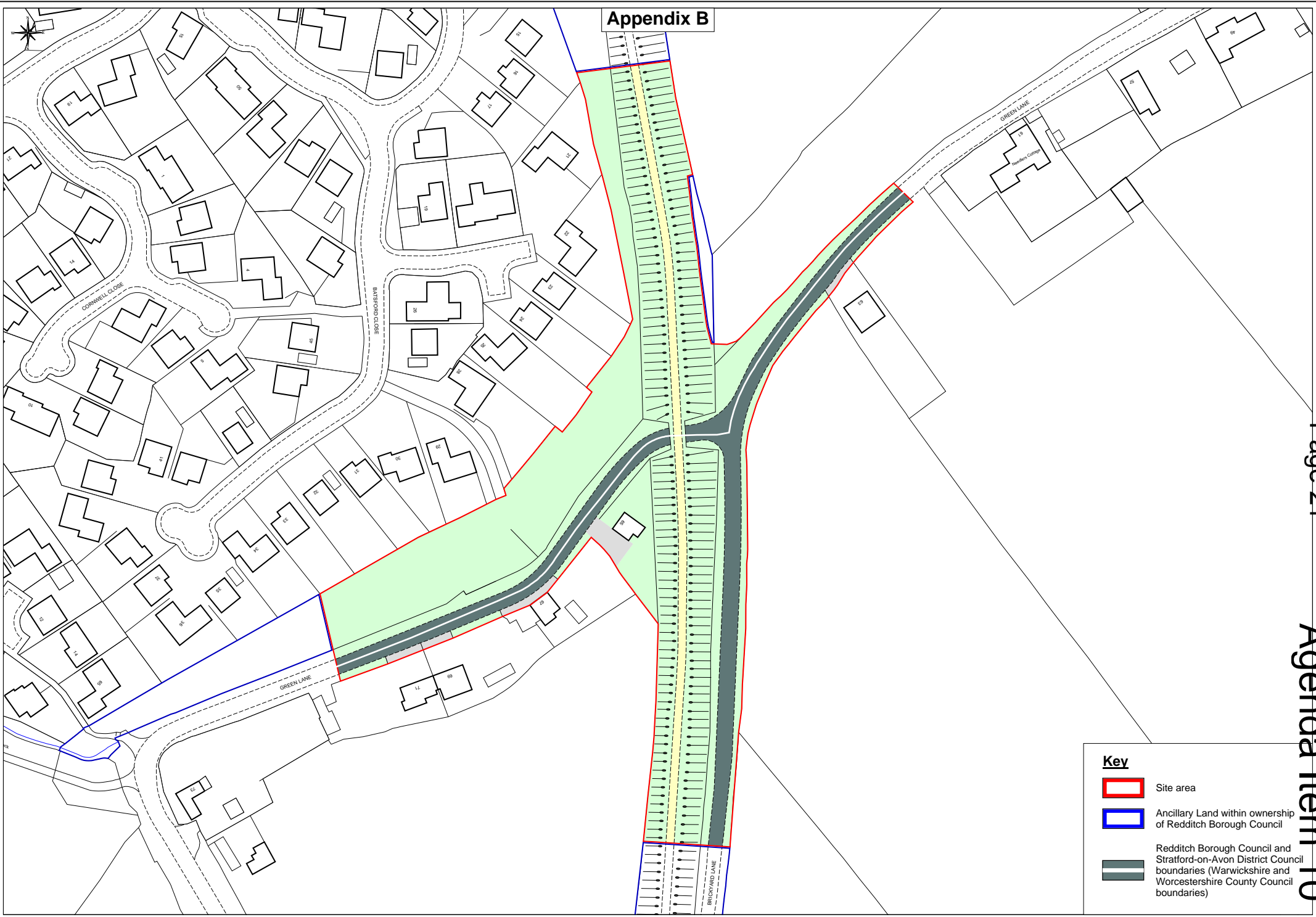





Key

-  Realigned Highway and Junction
-  Realigned Footpath/Cycle Way
-  Proposed site for 2 No. 4 bed houses
-  Re-shaping of remainder of earthworks after removal of existing embankments

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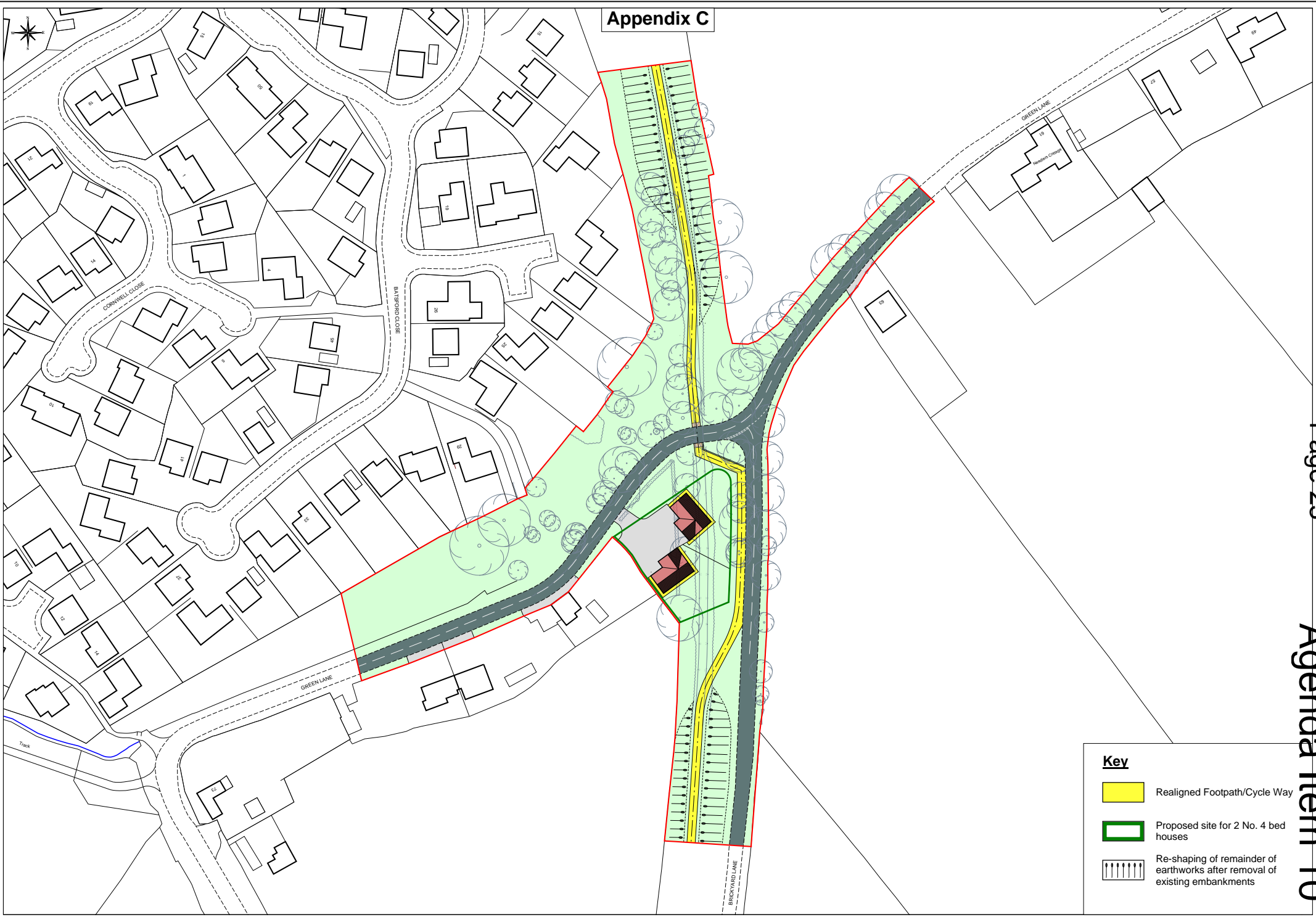
Appendix B






- Key**
-  Site area
 -  Ancillary Land within ownership of Redditch Borough Council
 -  Redditch Borough Council and Stratford-on-Avon District Council boundaries (Warwickshire and Worcestershire County Council boundaries)

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Appendix C



Key

-  Realigned Footpath/Cycle Way
-  Proposed site for 2 No. 4 bed houses
-  Re-shaping of remainder of earthworks after removal of existing embankments

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By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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