
Cabinet Member (Business, Enterprise & Employment)

9th September 2013

Name of Cabinet Member:

Cabinet Member (Business, Enterprise & Employment) – Councillor Kelly

Director Approving Submission of the report:

Executive Director, Place

Ward(s) affected:

Woodlands

Title:

Petition - Alderminster Road Londis Shop Development

Is this a key decision?

No

Executive Summary:

A petition was submitted by Councillor Lepoidevin in July 2013 expressing concern over the visual impact of an inactive building site adjacent to the Londis Shop on Alderminster Road. The petition requested that Council Officers contacted the property owners and the management of the Londis Company and requested that they made improvements to the visual appearance of the site.

In accordance with this request Officers have written to land owners as identified by Land Registry, the occupiers of the premises and the owners of the Londis brand requesting that improvements are made. To date no formal response to those letters has been received however Officers have noted that some works have been recently undertaken to improve the visual appearance of the site.

Recommendations:

The Cabinet Member (Business, Enterprise and Employment) is recommended to :-

- 1) Note the content of the petition.
- 2) Forward the petition to the property owners and the area management of the Londis Company, as per the petitioner's request.

List of Appendices included:

None.

Other useful background papers:

None.

Has it been or will it be considered by Scrutiny?

No

Has it been or will it be considered by any other Council Committee, Advisory Panel or other body?

No

Will this report go to Council?

No

Report title: Petition - Alderminster Road Londis Shop Development

1. Context (or background)

1.1 In July 2013 a petition was submitted by Councillor Lepoidevin stating 'We the local community are calling on the owners of the Londis shop to make the side and rear of the property safe and presentable to public view in keeping with the street scene and the standard of the local area. We are asking Council Officers to contact the property owners urging them to make improvements to the area around the side and rear of the property. To forward this petition to the property owners and the area management of the Londis Company'. The petition closed on 31st July 2013 with 448 signatures submitted on paper and 48 electronically.

2. Options considered and recommended proposal

2.1 In April 2007 planning permission was granted for the erection of an extension to the current retail unit and the erection of a new retail unit at ground floor with new flat at first and second floor on land adjacent to the current Londis shop on Alderminster Road. Work commenced on site in 2010 and the extension was part built to first floor level; however following the partial collapse of the extension and the subsequent commencement of legal action between the various parties involved, no further work has been undertaken and the site has remained inactive for approximately two years.

2.2 During this period of inactivity the condition and appearance of the land has deteriorated, with unused building materials, building waste and rubble remaining on the site. The site has also become overgrown, littered and has been subject to fly-tipping.

2.3 Local planning authorities do have powers under Section 215 of the Town and Country Planning Act to require that works are undertaken to improve the appearance of land and / or buildings which are considered seriously detrimental to the amenity of the locality. However, building sites, whether active or not, are effectively exempt from this legislation and therefore whilst the extensions remains part built and building materials remain stored on site, action under Section 215 of the above Act cannot be taken. There is no other legal mechanism available at this time under planning legislation to require either that the site is tidied and improved visually, or that the development is completed.

2.4 Officers have previously contacted the owners of the land and attempted to informally negotiate improvements to the appearance of the site however no substantive improvements have been made in the past.

2.5 The remaining structure has been inspected by Officers from Building Control who have confirmed that it is safe and there is no immediate threat of further structural failure.

3. Results of consultation undertaken

3.1 In accordance with the request contained within the petition letters were sent to the owners of the land, the occupiers of the adjacent premises and the management of the Londis Company further requesting that improvements were made to the condition and visual appearance of the land. These letters were sent on 19th June 2013 and to date no response has been received.

3.2 A site inspection undertaken on 8th August 2013 has identified that some improvement works have been undertaken. Whilst no works to complete the part built extension have been commenced, the site has been cleared of vegetation, waste and general rubbish; building waste has been removed and unused building materials either removed from the site or neatly stacked within the remaining shell of the extension.

4. Timetable for implementing this decision

4.1 Officers have written to the owners of the land, the occupiers of the adjacent premises and the management of the Londis Company as requested and consequently no further action or monitoring is required.

5. Comments from Director of Finance and Legal Services

5.1 Financial implications

There are no financial implications of the recommendations in this report.

5.2 Legal implications

There are no legal implications arising from this report.

6. Other implications

None.

6.1 How will this contribute to achievement of the Council's key objectives / corporate priorities (corporate plan/scorecard) / organisational blueprint / Local Area Agreement (or Coventry Sustainable Community Strategy)?

None.

6.2 How is risk being managed?

None.

6.3 What is the impact on the organisation?

None.

6.4 Equalities / EIA

None as the report does not constitute a change in policy or service.

6.5 Implications for (or impact on) the environment

None.

6.6 Implications for partner organisations?

None.

Report author(s):

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Place

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