

**WYRE FOREST DISTRICT COUNCIL****CABINET**  
**20<sup>TH</sup> JULY 2010****KTC 3 – Coronation Gardens**

<b>OPEN</b>	
<b>SUSTAINABLE COMMUNITY STRATEGY THEME:</b>	Stronger Communities
<b>CORPORATE PLAN AIM:</b>	A Well Run and Responsive Council
<b>CABINET MEMBER:</b>	Councillor A Hingley
<b>DIRECTOR:</b>	Director of Legal and Corporate Services
<b>CONTACT OFFICER:</b>	Caroline Newlands, Ext. 2738 Caroline.newlands@wyreforestdc.gov.uk
<b>APPENDICES:</b>	None

**1. PURPOSE OF REPORT**

1.1 To recommend to Cabinet a way forward for the future of KTC3.

**2. RECOMMENDATION**

2.1 **The Cabinet is asked to DECIDE that: Option 1 as outlined in section 4 of this report be agreed.**

**3. BACKGROUND**

3.1 KTC3 has been a vacant site for some years pending a suitable redevelopment scheme to come forward. The site is currently surrounded by 8ft timber panel fencing and lies in between Worcester Street and Oxford Street adjacent to the Magistrates Court. The site is split over two levels and has a solid but crumbling concrete base.

3.2 In the absence of other more lucrative proposals, quotes were obtained to refurbish the site to provide car parking spaces. The costs however proved prohibitive.

3.3 Reservations raised included that there may not be the demand for spaces at the present time given the current economic climate. There was also a concern that the initial and expensive outlay would not yield a sufficient return to cover the costs.

3.4 The Corporate Management Team/Cabinet requested as an alternative that the Community and Partnerships Team obtain quotes/schemes for landscaping.

**4. KEY ISSUES**

4.1 **Option 1** costs £26,000. This proposal is based on using existing concrete areas to develop a colourful psychedelic painted paving area based on 60's art work. The scheme retains the public art hoardings which have proved very popular locally, and also includes a small shrub bed and turfed area, wild flower bed, trees and kerbing.

Street furniture is included as is stepped access to the area and the creation of an additional 4/5 car parking spaces.

- 4.2 In order to keep the costs down much of the labour will be carried out through the Probationary Service where the Parks Section has developed a good partnership, therefore, providing excellent value for money.
- 4.3 Future maintenance costs would be minimal. There would also be the possibility of including a small public art project, with public engagement and consultation, in conjunction with the local public house which could further enhance the scheme and the paved area would be able to be used as a performance space for bands and artists. The landscape proposal is original, striking and would be a real enhancement to this area of the town.
- 4.4 **Option 2** costs £16,000. This proposal is broadly similar to Option 1 but has been reduced in terms of less painted area, less street furniture, less shrub and flower beds.
- 4.5 This scheme has the benefit of reducing the overall budget but the visual impact and street furniture would be significantly reduced, with the effect of tidying the area and only providing minimal enhancement of the surroundings.
- 4.6 Maintenance implications would be broadly the same as Option 1.
- 4.7 Option 1 at £26,000 would provide the best value for money, significant visual impact, a valuable community asset and would integrate the scheme into the Council's ReWyre initiative by incorporating new art work and lighting. The project could be completed by the end of November 2010. It is recommended that the Council progress with this option.

## **5. FINANCIAL IMPLICATIONS**

- 5.1 The financial implications for option 1 are set out in 4.1 above.
- 5.2 The financial implications for Option 2 are set out in 4.4 above.

## **6. LEGAL AND POLICY IMPLICATIONS**

- 6.1 The works proposed include the repositioning of the 'public art' hoardings and the introduction of railings and would be considered against Schedule 2 Part 12, Class A of the town and Country Planning (General Permitted Development) Order 1995 (as amended).
- 6.2 The proposed works would satisfy the criteria set out under the above Section of the 1995 Order, and as such Planning Permission would not be required for the works proposed.

## **7. EQUALITY IMPACT NEEDS ASSESSMENT**

- 7.1 An equality impact assessment has been undertaken and it is considered that there are no discernable impacts on the six equality strands.

**8. RISK MANAGEMENT**

8.1 Option 1 provides an interim solution pending permanent redevelopment of the KTC3 site.

**9. CONCLUSION**

9.1 Option 1 provides a cost-effective way forward for this site.

**10. CONSULTEES**

10.1 CMT

10.2 Cabinet Member for Legal and Corporate Services

**11. BACKGROUND PAPERS**

11.1 None.