

Telford & Wrekin Council

Licensing Committee - 1st November 2013

**Renumbering of Existing Properties at Glen Cottages Brickhill Lane, Ketley
and Allocation of new Numbers to new Developments proposed at Brickhill
Lane, Ketley**

Report of Assistant Director Development, Business and Employment

1. Purpose

For members to consider the proposed solution in respect of renumbering and numbering of houses at Brickhill Lane Ketley by officers to resolve the difficulties that will arise as a result of new developments as set out in the attached plans which illustrate the current numbering and the proposed numbering .

2. Recommendations

2.1 To delegate to the Development Manager authority to approve the renumbering and numbering of the properties identified on Plan 5 with the numbers 1-43 Glen Cottages Brickhill Lane Ketley.

3 Summary

The Council has statutory powers to deal with the numbering of new properties under the Town Improvement Clauses Act 1847 and receives requests from new developers when new properties are constructed .

The Council can normally accommodate requests for small numbers for new properties without having to renumber but the particular circumstances arising in this instance means that renumbering is unavoidable.

4 Previous Minutes

N/A

5 Information

5.1 Background

There are 5 plans attached to this report which will assist Members in understanding the nature of the practical problems involved in numbering /renumbering properties on Brickhill Lane

Plan 1

Shows the location of the original development on Brickhill Lane which currently consists of development on one side of the road only .

Plan 2

Shows the numbering of the existing development and also the gaps created by the demolition of 4 properties .

There are existing anomalies in the numbering system for example numbers 12 a and 14 do not follow on consecutively to the rest of the existing properties . In addition, the numbering does not follow the recommended guidance of having odd numbers on the left hand side of the road , leaving even numbers for the right hand side .

Plan 3

Shows the location of the new development of 9 new properties which will replace the gap created by the demolition of 1 and 2 Hayes Cottages Brickhill Lane and 1 and 2 Glen Cottages Brickhill Lane

The Council has received a request from the developer of the 9 new properties.for the allocation of new numbers . .

Plan 4

Illustrates the proposed new large scale development which will surrounds the existing development on Brickhill Lane .

The Council has recently received a request to allocate numbers to new properties which form part of the large phased development planned surrounding the existing properties.and this request includes properties which will be constructed on the opposite side of the road to the existing development on Brickhill Lane

Plan 5

Indicates the solution proposed to the numbering difficulties which arise out of the loss of properties as a result of demolition, two new developments and the existing numbering anomalies .

Whilst the Council normally would seek to avoid the need to renumber existing properties ,in this instance , the problem of allocating 9 new property numbers on the left hand side of the road and the need to allocate numbers to the new proposed development on the right hand side of the road mean that renumbering of the existing properties is in the view of officers unavoidable .

Officers would therefore propose the solution set out in plan 5 which would result in numbering on both sides of Brickhill Lane and avoid furthering renumbering when the Taylor Wimpey development comes forward .

Objections

Three initial objections were received as a result of consultation on the proposed changes . These are as follows;

1. The owner of 4 Glen Cottages Brickhill Lane indicated that he objected to the proposed change and wished to retain his current address .He was particularly concerned about the loss of “ Glen Cottages” from his address . However , Council Officers met with the owner and as a result of that meeting the Council agreed that all the properties on the left hand side of the road could retain (or in the case of the new properties have included)Glen Cottages as part of their address . Whilst the owner of 4 Glen Cottages would still have preferred to retain his current number he did accept that with all the planned changes that would not be possible .
2. The owners of 12a Glen Cottages Brickhill Lane indicated that they had no objection with numbering per se provided that the Council accepted responsibility for any charges made by organisations such as the DVLA and the Passport Office . Officers replied and indicated that there are no funds available to pay for any costs incurred for having to notify organisations. No further response has been received.
3. The owners of 14 Glen Cottages Brickhill Lane object to the proposal and have lived at their address for 34 years. They suggest that the new 9 houses are addressed at 1-9 Hayes Cottages and that the rest remain as they are. This would create confusion in that there would be 3 Brickhill Lane (new Taylor Wimpey property) 3 Hayes Cottages Brickhill Lane and 3 Glen Cottages all on Brickhill Lane . Council Officers have offered to meet with the owners of 14 Glen Cottages to discuss the practical implications of any suggestions.

A copy of this report will be sent to all occupiers /owners affected by the renumbering .including the initial objectors listed above. It should be noted however that a number of properties are currently unoccupied as they are being refurbished by Wrekin Housing Trust so there are five individual properties affected by the change including the three properties listed above.

Further comments

The agents acting for the developers of the 9 new properties understand the difficulties faced by the Council in resolving this issue. They are keen to have addresses allocated to their development and support the proposed recommendation.

Ketley Parish Council, Cllr Leon Murray and Cllr Malcolm Smith have been consulted about the proposed changes. To date, no comments have been received.

In conclusion, Officers believe that they have tried to address the objections where possible and have looked into all possible scenarios but do consider that the

proposed solution of having consecutive odd numbering for the left hand side of Brickhill Lane is the only practical solution .

5.2 Legal Comment

The Council has powers under Section 64 of the Town Improvement Clauses Act 1847 to deal with the numbering of properties .

5.3 Financial Comment

The Council is not obliged to pay for any home owner costs arising out of renumbering and has no budget allocated to pay for any costs.

5.4 Risks and Opportunities

The Council has a duty to deal with any requests for numbering. A failure to deal with that request properly is going to result in confusion for organisations such as emergency services, utility companies and the Post Office . Renumbering is not commonplace, it is avoided where possible and the Council has consulted with those affected to seek their views and has considered any alternative options that have been put forward but considers the proposed solution to be the most practical one .

5.5 Equal Opportunities

Officers have consulted with the owners of properties affected by these changes

5.6 Environmental Impact

There is no environmental impact arising from this report

6. Ward Implications

The report has implications for Hadley and Leegomery Ward

7. Background Papers

Plan 1 Location Plan

Plan 2 Existing Numbering at Brickhill Lane and Location of Demolished Properties

Plan 3 Layout of 9 New Properties at Brickhill Lane

Plan 4 New Development proposed by Taylor Wimpey including development on Brickhill Lane

Plan 5 Proposed Numbering and Renumbering

Report prepared by Dave Barnett Planning Business Support Officer . For further information please telephone 01952-384544 or email dave.barnett@telford.gov.uk