

COUNTY COUNCIL MEETING – 13 FEBRUARY 2020

**Question to Helen Fisher
Cabinet Member for Highways and Transport**

By Kyle Robinson

Question

Over two years ago, a housing developer went bust whilst building properties on Hurst Close in Talke Pits. The majority of properties were completed and occupied, but the process of adopting the road, pavement and grids was never completed and no funding was secured by the local authority during the liquidation stage of the company. This means the road and pavement on one side of Hurst Close has been left in a shocking state and the grids will get no future maintenance leaving residents exposed to flooding. The community has been unable to find a solution to this matter due to cost and the fact a section of the road and pavement is not adopted means that private companies are reluctant to assist with any resurfacing work. Considering the road and pavement would have been adopted anyway, will the County Council finally step in and support the hardworking taxpayers of Hurst Close by adopting the unfinished sections and carrying out appropriate works to ensure they are in a suitable state to be used?

Reply

This is a very localised and complex issue. Please can I recommend that the Local Member meets with me as the Cabinet Member, and relevant lead officer to go through all the details and potential solutions. For completeness however, please find a response below.

For clarity Hurst Close in Talke Pits is already adopted highway maintainable at public expense.

Several years ago a developer built 10 new houses on adjacent private land. During the planning approval process the Local Planning Authority consulted the County Council's highways team.

A series of recommendations were made, including: staged completion of some elements of work to an acceptable standard before occupation was allowed; and the requirement for a legal agreement containing suitable provisions to ensure that necessary alterations and widening of the existing public highway were made.

These requirements were then built into the planning permission. Responsibility for the enforcement of those conditions rests with the local Planning Authority.

Regrettably, the developer carried out the works without securing the required agreement and has subsequently gone into liquidation.

Where the existing public highway has been affected the County Council will continue to manage and maintain the relevant infrastructure. The County Council's legal team was not able to secure any funding through the liquidation process but is considering whether further enforcement action against the owner of the bankrupt company is possible.

With regards to the area of land that could be considered for adoption this is currently private land and serves as extra width to the existing publicly maintained footway. The affected residents have the option of continuing to manage this as private land or to fund the cost of bringing those areas up to standard and applying for them to become adopted public highways.