

Meeting of:	CABINET
Date of Meeting:	16 APRIL 2024
Report Title:	BUILDING AND IMPROVEMENT LINES
Report Owner / Corporate Director:	CORPORATE DIRECTOR – COMMUNITIES
Responsible Officer:	GROUP MANAGER – HIGHWAYS AND GREEN SPACES
Policy Framework and Procedure Rules:	There is no effect upon the Policy Framework and Procedure Rules.
Executive Summary:	To seek Cabinet approval for the Building and Improvement lines outlined in Appendix 1 to be revoked and rescinded.

1. Purpose of Report

- 1.1 The purpose of this report is to seek Cabinet approval for the Building and Improvement lines outlined in **Appendix 1** to be revoked and rescinded and removed from the Register of Local Land Charges and to delegate authority to the Corporate Director – Communities to authorise the revocation of any other historic Building Improvement lines that may be identified in consultation with Legal Services.

2. Background

- 2.1 The Public Health Act 1925 and the Roads Improvement Act 1925 empowered the Highway Authority of the day to prescribe, in relation to one side or both of any Highway Maintainable at Public Expense, an improvement line the effect of which is to protect land, which may eventually be needed for road widening, from the erection of buildings.
- 2.2 Upon Local Government Re-organisation, the Council inherited various building and improvement lines most of which were prescribed in the 1920s and 1930s. All building and improvement lines are protected by registration in the Council's Register of Local Land Charges (LLC) and are revealed in replies to searches. Most of the Orders are historic and unable to be located and it would therefore be difficult, to enforce if thought necessary.

3. Current situation / proposal

- 3.1 A report was presented to Cabinet on 15 November 2022 outlining the Local Land Charges National Programme and the schedule for Bridgend County Borough

Council (BCBC) to migrate across its Local Land Charges data. BCBC continues to work with HMLR to maintain the smooth data transitions required to coordinate the move of the LLC data to the national digital register. As part of the migration process, a review of building and improvement lines within the area of BCBC has been undertaken.

- 3.2 It is considered that the historic improvement, building and visibility lines in the Register of Local Land Charges summarised in **Appendix 1** are now obsolete by virtue of the changes to road layout or traffic patterns over the years, the powers contained in current Planning Legislation, or there is no prospect of the identified highway improvement being progressed. It is therefore recommended that the detailed lines should be revoked and rescinded and removed from the Register of Local Land Charges.

4. Equality implications (including Socio-economic Duty and Welsh Language)

- 4.1 The protected characteristics identified within the Equality Act 2010, Socio-economic Duty and the impact on the use of the Welsh Language have been considered in the preparation of this report. As a public body in Wales, the Council must consider the impact of strategic decisions, such as the development or the review of policies, strategies, services and functions. It is considered that there will be no significant or unacceptable equality impacts as a result of this report.

5. Well-being of Future Generations implications and connection to Corporate Well-being Objectives

- 5.1 The well-being goals identified in the Act were considered in the preparation of this report. It is considered that there will be no significant or unacceptable impacts upon the achievement of well-being goals/objectives as a result of this report.

6. Climate Change Implications

- 6.1 There are no climate change implications.

7. Safeguarding and Corporate Parent Implications

- 7.1 There are no safeguarding and corporate parent implications.

8. Financial Implications

- 8.1 There are no financial implications arising from this report. The modifications to the Register of Local Land Charges will be undertaken by existing staff.

9. Recommendations

Cabinet is recommended to:

- 9.1 Approve that the Building and Improvement lines as outlined in **Appendix 1** be revoked and rescinded and removed from the Local Land Charges Register;
- 9.2 Delegate authority to the Corporate Director – Communities to authorise the revocation of any other historic Building Improvement lines that may be identified in consultation with Legal Services.

Background documents:

None