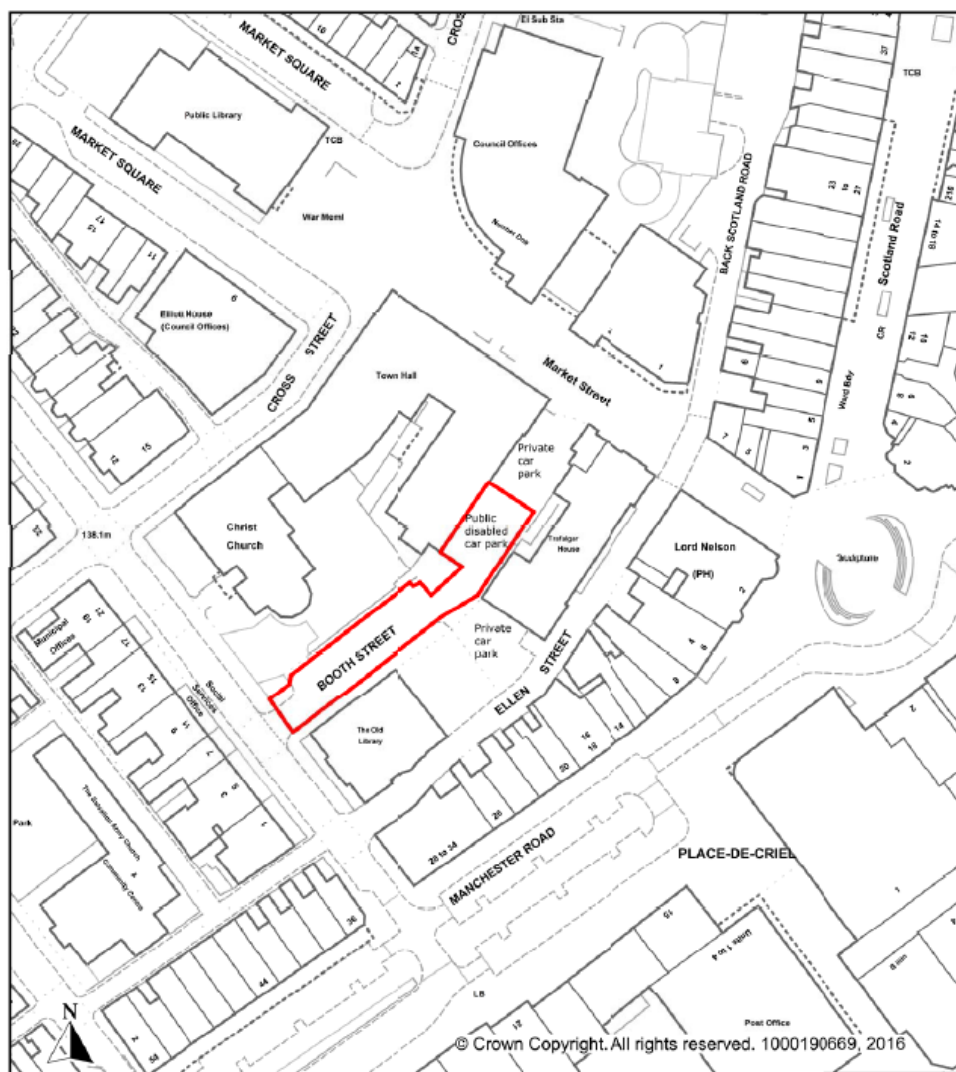


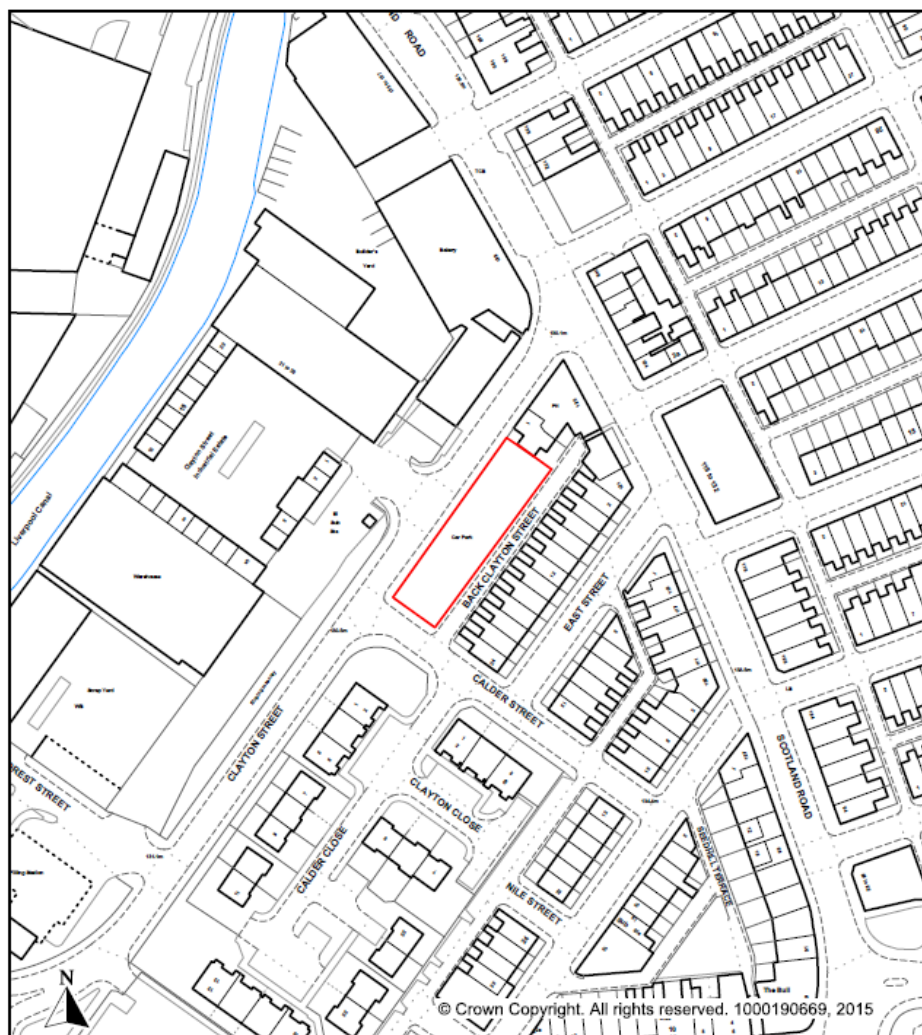
Name of Car Park	BOOTH STREET, NELSON
Number of Spaces	21 (16 short stay and 5 disabled)
Planning	<ul style="list-style-type: none"> Protected car park (Policy 31 – alternative use likely to be refused) Located within settlement boundary and town centre for Nelson Located within Whitefield Conservation Area
Legal	<ul style="list-style-type: none"> Freehold title LA913391 Rights of vehicular and pedestrian access granted to neighbouring properties Restrictive covenants on use, eg not to use for a public dance hall, no gambling, no alcohol to be sold or manufactured on the site
Property	<ul style="list-style-type: none"> 610 sq m Level Access from adopted highway
Car Park Management	<ul style="list-style-type: none"> 2½ hour disc parking Tarmac surface Lined parking bays which need re-painting Signage good
Recommendation	Retain as short stay car park



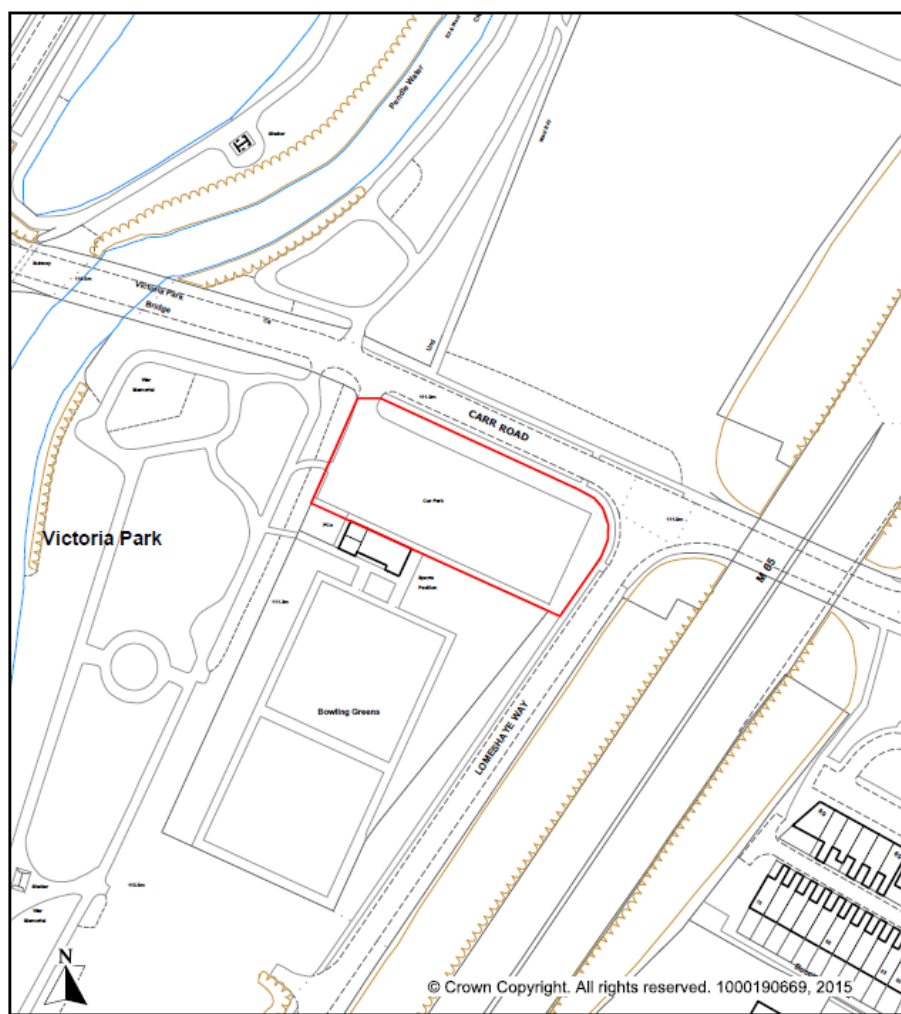
Name of Car Park	BROADWAY, NELSON
Number of Spaces	44 Short-Stay (including 3 disabled bays)
Planning	<ul style="list-style-type: none"> Protected car park (Policy 31 – alternative use likely to be refused) Located within settlement boundary and town centre for Nelson Potential for town centre retail / office uses
Legal	<ul style="list-style-type: none"> Freehold title LAN107504 Restrictive covenants (unclear as to what they fully entail) Footpath to southwest corner through to Rigby Street which must be considered if the car park is disposed of
Property	<ul style="list-style-type: none"> 1,918 sq m Level (on the whole) Access from adopted highway
Car Park Management	<ul style="list-style-type: none"> 2½ hour disc parking 12 No spaces used for long-stay railway Park and Ride Tarmac surface Lined parking bays which need re-painting Signage requires cleaning
Recommendation	Retain as short stay car park



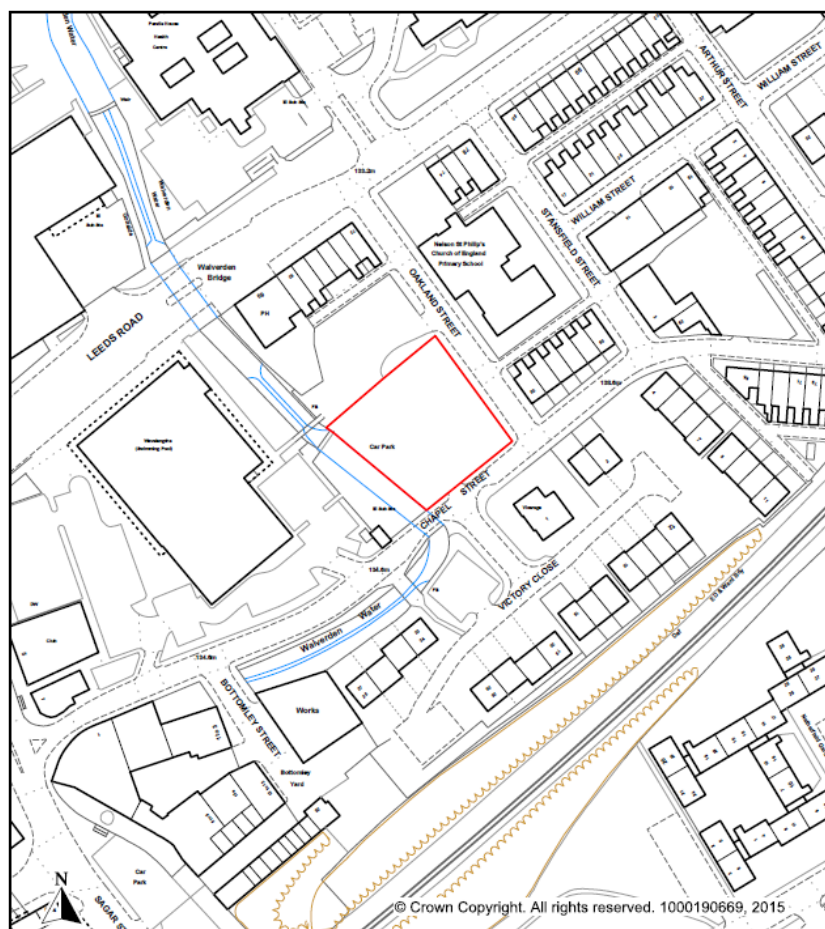
Name of Car Park	CALDER STREET, NELSON
Number of Spaces	32 Long-Stay
Planning	<ul style="list-style-type: none"> • Protected car park (Policy 31 – alternative use likely to be refused) • Located within settlement boundary for Nelson • Close proximity to East Street terraced properties and commercial units at Clayton Street • Potential for residential or commercial development subject to site layout
Legal	<ul style="list-style-type: none"> • Freehold title LAN96875 • There are no other matters which would affect the sale of this land
Property	<ul style="list-style-type: none"> • 726 sq m • Level • Access from adopted highway
Car Park Management	<ul style="list-style-type: none"> • Height restriction • 12 hours in any 24 • Tarmac surface • Lined bays which need re-painting • No signage
Recommendation	Retain for car parking



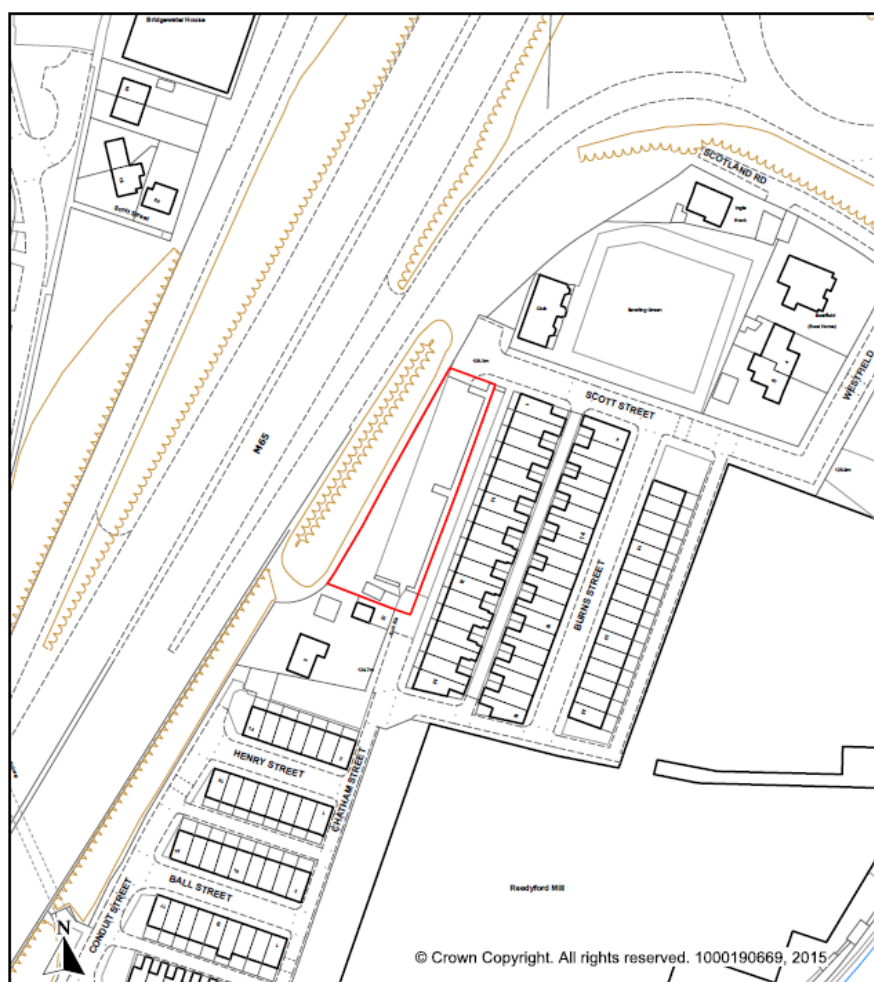
Name of Car Park	CARR ROAD, NELSON
Number of Spaces	58 Long-Stay (including 5 mother-and-child and 8 disabled bays)
Planning	<ul style="list-style-type: none"> Protected car park (Policy 31 – alternative use likely to be refused) Serves Victoria Park and the pavilion Any potential use would impact on open space
Legal	<ul style="list-style-type: none"> Freehold title LAN81816 Narrow grassed strip included within The Big Lottery funding area for the adjacent play area Restrictive covenants, eg no buildings to be erected on the site without prior permission (NB this does not include the adjacent pavilion)
Property	<ul style="list-style-type: none"> 2,514 sq m Level Access from adopted highway
Car Park Management	<ul style="list-style-type: none"> 12 hours in any 24 Height restriction Tarmac surface Lined parking bays
Recommendation	Retain for car parking



Name of Car Park	CHAPEL STREET, NELSON
Number of Spaces	67 Long-Stay
Planning	<ul style="list-style-type: none"> • Not a protected car park (Policy 31 does not apply) • Located within town centre boundary
Legal	<ul style="list-style-type: none"> • Freehold title LAN84706 • CCTV and lighting columns located within the car park – Legal does not hold any documents relating to these items • Culvert included within title • Regard to be given to adjacent land let to Pendle Leisure Trust – rights would need to be granted and reserved if the car park was disposed of • Boundary liabilities
Property	<ul style="list-style-type: none"> • 1,406 sq m • Level • Access from adopted highway
Car Park Management	<ul style="list-style-type: none"> • 12 hours in any 24 • Tarmac surface • Lined parking bays – needs re-painting • Signage • Height barrier with horizontal missing • Very well used
Recommendation	Retain for car parking



Name of Car Park	CHATHAM STREET, NELSON
Number of Spaces	20 Long-Stay
Planning	<ul style="list-style-type: none"> • Protected car park (Policy 31 – alternative use likely to be refused) • Located within settlement boundary for Nelson • Close proximity to M65 embankment • Close proximity to terraced properties on Chatham Street • Any development likely to be difficult
Legal	<ul style="list-style-type: none"> • Freehold title LAN81784 • Easement to British Gas Corporation for gas main • There are no other matters which would affect the disposal
Property	<ul style="list-style-type: none"> • 1,300 sq m • Level • Access from adopted highway
Car Park Management	<ul style="list-style-type: none"> • 12 hours in any 24 • Height restriction needs re-painting • Tarmac surface • Unlined • No signage • Used for residential parking
Recommendation	Retain for car parking



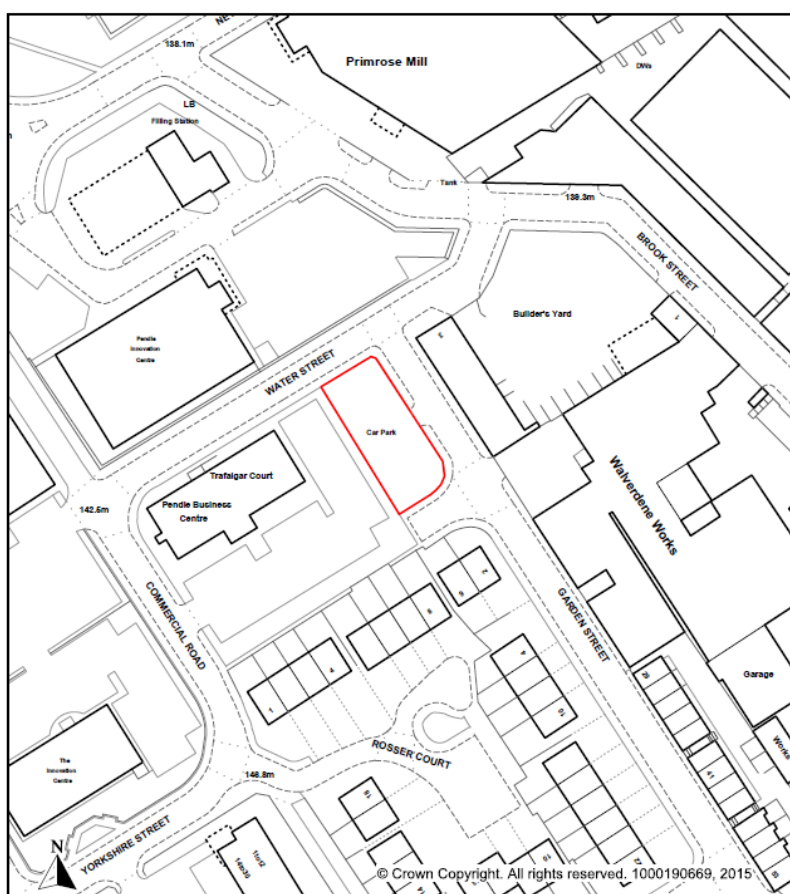
Name of Car Park	CUBA STREET, NELSON
Number of Spaces	39 (23 Long-Stay and 16 Residents-Only)
Planning	<ul style="list-style-type: none"> Protected car park (Policy 31 – alternative use likely to be refused)
Legal	<ul style="list-style-type: none"> Freehold title LA346345 and LA126101 No other legal issues would affect the sale or transfer of the land
Property	<ul style="list-style-type: none"> 1,118 sq m Level (mainly) Access from highway
Car Park Management	<ul style="list-style-type: none"> 12 hours in any 24 Height restriction Tarmac surface Lined parking bays Part of the car park is currently used as residents-only parking, the remainder is long-stay parking Currently see an income of £480 from permit parking
Recommendation	Retain for car parking Increase the residents only permit to £50 per annum.



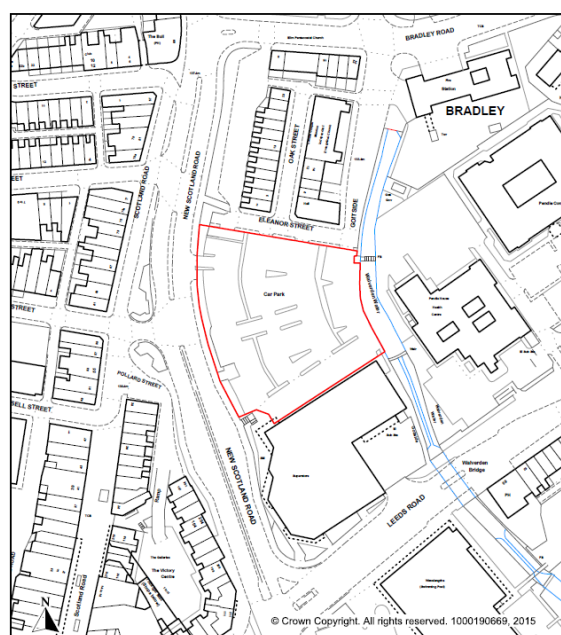
Name of Car Park	EVERY STREET, NELSON
Number of Spaces	20 Short-Stay
Planning	<ul style="list-style-type: none"> Protected car park (Policy 31 – alternative use likely to be refused) Provides additional parking for residents/town centre users/local mosque Redevelopment likely to impact on adjacent residential properties
Legal	<ul style="list-style-type: none"> Freehold title LAN83518
Property	<ul style="list-style-type: none"> 374 sq m Level Access from adopted highway
Car Park Management	<ul style="list-style-type: none"> 2½ hours disc parking Tarmac surface Lined parking bays Signage Potential income from business/resident permits
Recommendation	Retain for car parking Investigate the potential for permit parking



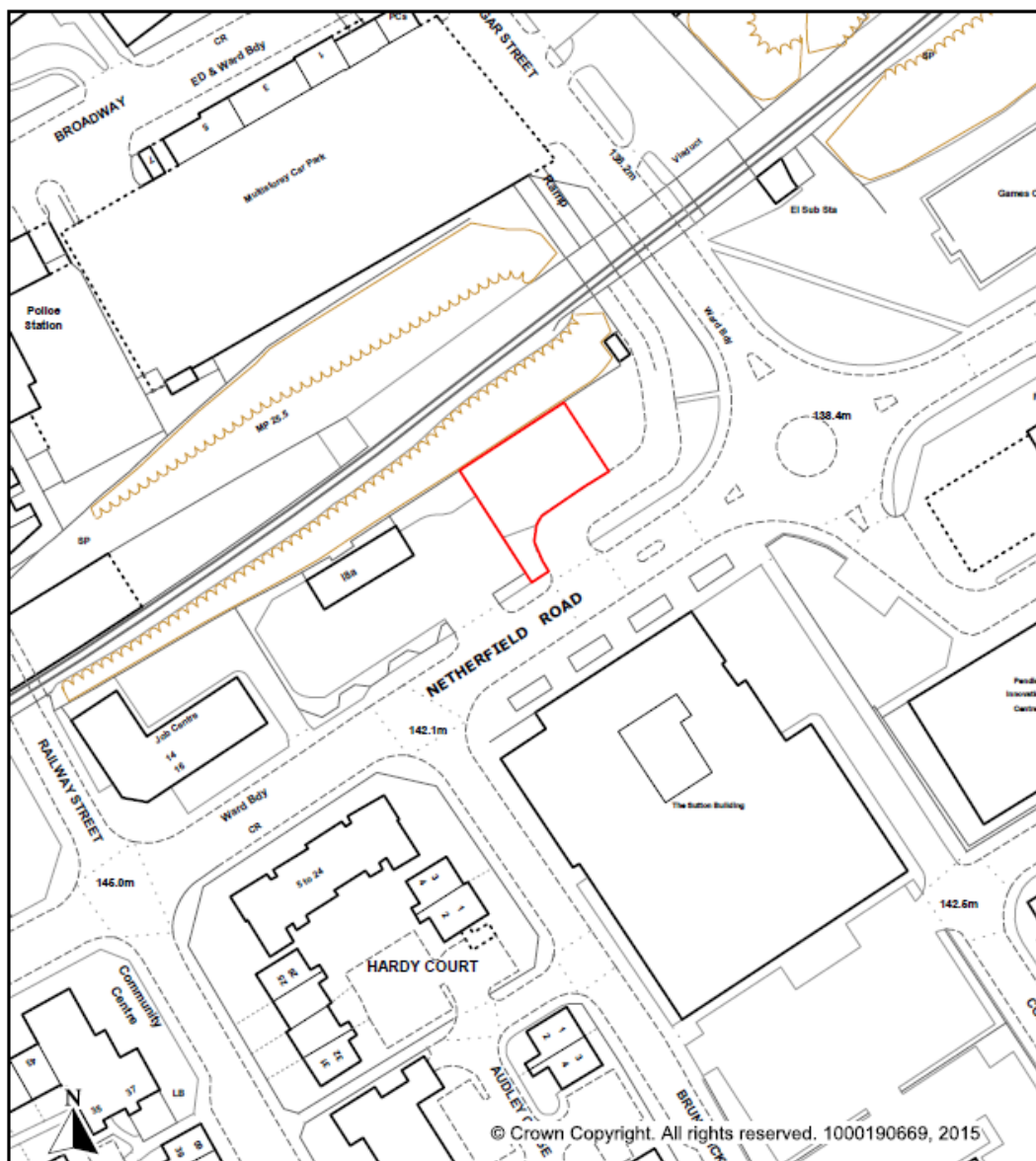
Name of Car Park	GARDEN STREET, NELSON
Number of Spaces	25 Long-Stay (including 2 disabled bays)
Planning	<ul style="list-style-type: none"> Protected car park (Policy 31 – alternative use likely to be refused) Located within Protected Employment Area (Policy 22) Development of site restricted to employment use (primarily B2) by Policy 22
Legal	<ul style="list-style-type: none"> Leasehold title LA809894 Subject to a lease from 1997 for 125 years Barnfield Construction (1) Pendle Council (2) Prohibited from disposing of leasehold interest Permitted to break lease and terminate
Property	<ul style="list-style-type: none"> 556 sq m Level? Highway?
Car Park Management	<ul style="list-style-type: none"> 12 hours in any 24 Height restriction Tarmac surface Lined parking bays Issues with a lack of on-street parking, abandoned vehicles on the site and antisocial behaviour issues at evenings and weekends Local businesses have previously expressed an interest in leasing the car park
Recommendation	Break lease and terminate



Name of Car Park	NELSON TOWN CENTRE, NELSON
Number of Spaces	159 Short-Stay (including 7 mother-and-child, 9 disabled and 7 business permit bays)
Planning	<ul style="list-style-type: none"> Protected car park (Policy 31 – alternative use likely to be refused) Located within Nelson town centre boundary Mixed use area – serves town centre Consideration should be given to adjoining supermarket site
Legal	<ul style="list-style-type: none"> The site contains the Council-owned car park and the privately owned site of the empty Tesco store. Tesco holds the store building for the residue of a term of 35 years from 20 January 1986 from their landlord Shirestates Limited, with the benefit of an Agreement dated 20 January 1986 made between The Borough Council of Pendle (1) JA and MA Carter Investments Limited (2) and Gateway Foodmarkets Limited (3) which relates to use of the car park Under the terms of the Agreement, the Council receives an annual payment based on a multiplier (5 x) of the rates payable. For the duration of the Agreement the Council is committed to pay the rates, maintain and keep Goitside Car Park available for short-term shoppers' parking of private motor vehicles. Tesco does not have exclusive use of the car park
Property	<ul style="list-style-type: none"> 4,862 sq m
Car Park Management	<ul style="list-style-type: none"> 3 hours disc parking Height restriction (two height barriers/four entrances) Tarmac surface Lined parking bays Seven bays for long-stay business permits with potential annual income of £700.00 Under-utilised
Recommendation	Retain as car parking Any future agreements should look at introducing some long-stay parking



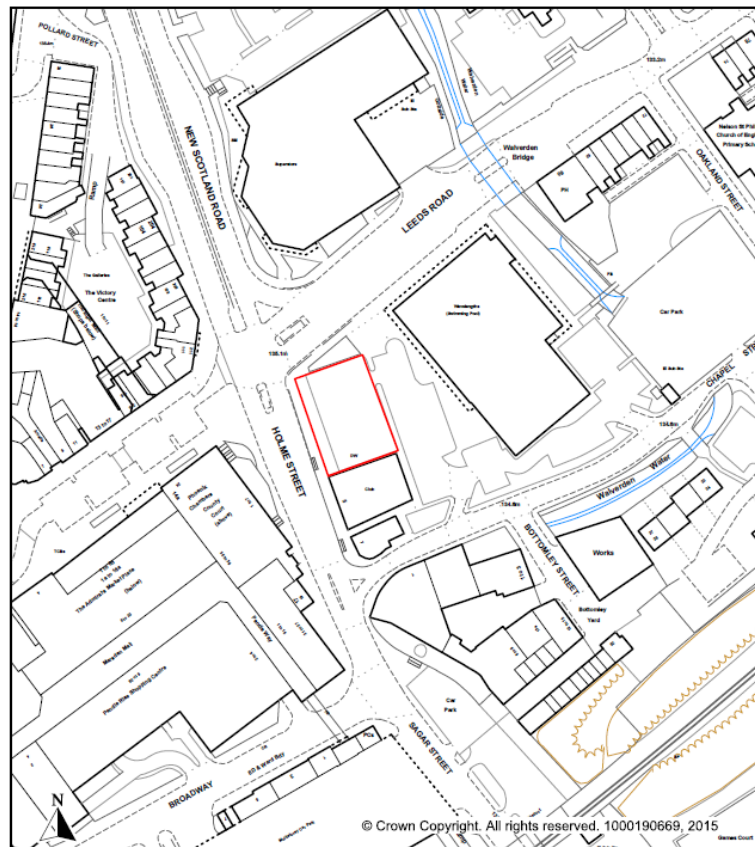
Name of Car Park	NETHERFIELD ROAD, NELSON
Number of Spaces	10 Long-Stay
Planning	<ul style="list-style-type: none"> Protected car park (Policy 31 – alternative use likely to be refused) Located within town centre boundary
Legal	<ul style="list-style-type: none"> Freehold title LAN107617 Limited frontage to adopted highway – current access from multi-storey car park entrance road – these rights cannot be transferred to a third party
Property	<ul style="list-style-type: none"> 407 sq m
Car Park Management	<ul style="list-style-type: none"> Tarmac surface Unlined parking bays Occasional issues with abandoned vehicles and antisocial behaviour Local business has expressed an interest in leasing the car park
Recommendation	Retain the site as an asset and investigate the option of offering a lease of the site to local business



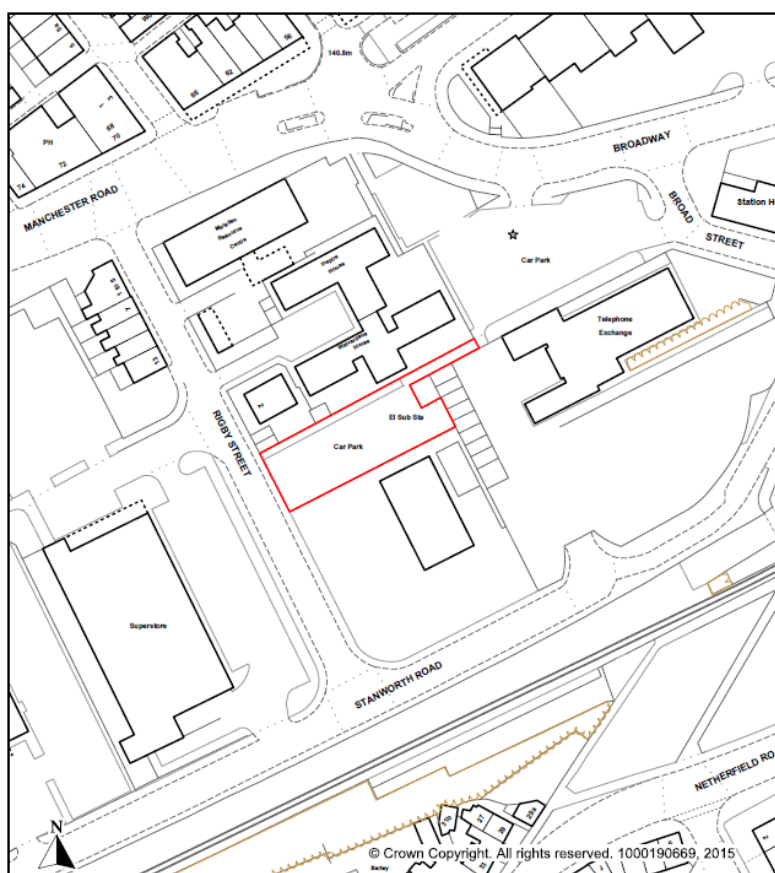
Name of Car Park	NEW BROWN STREET, NELSON
Number of Spaces	23 Short-Stay
Planning	<ul style="list-style-type: none"> Protected car park (Policy 31 – alternative use likely to be refused) Located within town centre boundary Mixed use area Serves town centre
Legal	<ul style="list-style-type: none"> Freehold title LAN84316 There are no other matters affecting the title
Property	<ul style="list-style-type: none"> 609 sq m Level Access from adopted highway
Car Park Management	<ul style="list-style-type: none"> 2½ hours disc parking Tarmac surface Lined parking bays Signage needs replacing Potential income from business permit parking
Recommendation	Retain for car parking Investigate the potential for permit parking



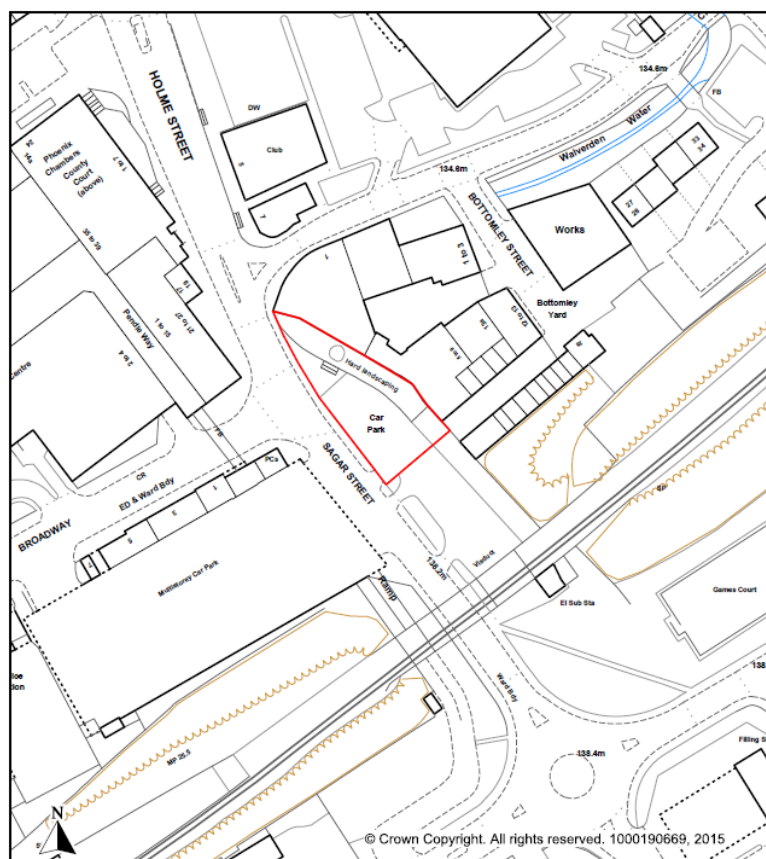
Name of Car Park	PALACE, NELSON
Number of Spaces	28 Short-Stay
Planning	<ul style="list-style-type: none"> • Not a protected car park (Policy 31 does not apply) • Located within settlement boundary for Nelson • Within a commercial area • Consideration should be made to demolition of nearby multi-storey car park
Legal	<ul style="list-style-type: none"> • Freehold title LAN84706 • Jointly liable with owners of adjoining Snooker Hall for the party wall (constructed on Council land)
Property	<ul style="list-style-type: none"> • 773 sq m • Level • Pedestrian access from adopted highway • Vehicular access from land leased to Pendle Leisure Limited • Raised planter included within car park boundary
Car Park Management	<ul style="list-style-type: none"> • Built in 2010 on former Palace Bingo site • 2½ hour disc parking • Tarmac surface • Lined parking bays • Signage • Under-utilised as a short-stay car park
Recommendation	<p>Retain for car parking</p> <p>Consider changing to long-stay car park or introduction of business permits</p>



Name of Car Park	RIGBY STREET, NELSON
Number of Spaces	35 Long-Stay
Planning	<ul style="list-style-type: none"> • Not a protected car park (Policy 31 does not apply) • Located with town centre boundary • Mixed use area • Serves town centre – used as long-stay
Legal	<ul style="list-style-type: none"> • Freehold title LAN84277 and LAN107504 • Substation on part of car park – lease from 02/12/1974 for 99 years, annual rent of £15.00, no rent reviews • Rights of way in respect of public footpath leading to Broadway • Rights reserved to British Railways Board dating from 1969
Property	<ul style="list-style-type: none"> • 790 sq m • Level • Access from adopted highway
Car Park Management	<ul style="list-style-type: none"> • 12 hours in any 24 • Height restriction • Tarmac surface • Lined parking bays • Signage • Well-used long-stay car park • Potential income from business permit parking
Recommendation	Retain for car parking Investigate the potential for business permit parking



Name of Car Park	SAGAR STREET, NELSON
Number of Spaces	16 Long-Stay
Planning	<ul style="list-style-type: none"> Protected car park (Policy 31 – alternative use likely to be refused) Located within Flood Zone 2 High traffic flow on adjacent highways Adjacent to multi-storey car park – due to be demolished shortly Serves town centre
Legal	<ul style="list-style-type: none"> Freehold title LAN107703 Restrictive covenant not to use the land for brewing or the sale of intoxicating liquors Cross rights would need to be reserved and granted for drainage and maintenance of the Council's retained land to either side of the car park (if the land is sold)
Property	<ul style="list-style-type: none"> 774 sq m Level Access from adopted highway
Car Park Management	<ul style="list-style-type: none"> 12 hours in any 24 Tarmac surface Unlined parking bays as formalising would reduce the capacity No signage Potential income from business permits but this would entail marking out parking bays
Recommendation	Retain for car parking Consider introducing business permits



Name of Car Park	STANLEY STREET, NELSON
Number of Spaces	20 Short-Stay (including 2 disabled and 2 Salvation Army bays)
Planning	<ul style="list-style-type: none"> Protected car park (Policy 31 – alternative use likely to be refused) Serves the town centre Residential use potentially acceptable Area mainly residential with low impact commercial uses Site layout may be constricted due to Salvation Army Church
Legal	<ul style="list-style-type: none"> Freehold title LAN86885 2 No parking spaces leased by Salvation Army Citadel There are no other matters which affect the sale of this land
Property	<ul style="list-style-type: none"> 467 sq m Level
Car Park Management	<ul style="list-style-type: none"> 2½ hours disc parking Tarmac surface Lined parking bays Signage The Salvation Army has expressed an interest in leasing additional parking bays
Recommendation	Retain for short stay car parking Consider leasing further parking bays to the Salvation Army

