

REPORT FROM: CORPORATE DIRECTOR

TO: EXECUTIVE

DATE: 24th AUGUST 2017

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MALT KILN CAR PARK, BARROWFORD

PURPOSE OF REPORT:

To consider a request from the Heritage Trust for the North West for permission to charge for the use of this car park.

RECOMMENDATION

That the request be approved and the lease be varied accordingly.

REASONS FOR RECOMMENDATION

To allow the Trust to raise income and provide a better parking facility.

ISSUE

1. The Heritage Trust for the North West has a 999 year lease from the Council from January 2003 for the car park on Gisburn Road. In summary the relevant obligations on the Trust are not to allow the parking of heavy or unroadworthy vehicles or trailers; to allow local residents to park on a delineated part of the car park; to allow unrestricted car parking by members of the public.
2. The Trust is not allowed to charge for parking and is now requesting permission to do so. This would require a formal variation of the lease. The erection of related signage and machinery would require the Council's consent under the lease.
3. The Trust says the car park is currently used by a wide range of groups including:-
 - Local residents (approximately 12 overnight) and their visitors all year round.
 - Roman Catholic Church (weekly Sunday evening Mass, and funerals and weddings, and occasional social events).
 - Bridge Inn (evenings from 6pm).
 - 6 Garage Tenants

- Walkers – an increasing number in recent years, particularly at weekends.
- Tenants at Higherford Mill and their visitors.
- Tenants at Pendle Personnel – 6 spaces allocated for staff.
- Two trade vehicles parked overnight and weekends (replaced during the day by private vehicles).

4. At this stage it is proposing the following charges:-

1st hour free
 2nd hour 50p
 3-5 hours £1.50
 5-8 hours £3.50
 Up to 24 hours £5
 Residents' permits half year £20
 Commercial vehicles permit half year £50

5. It says it has consulted the Higherford Residents' Group at two meetings and all agreed that it was necessary for the Trust to earn some income so it can maintain the car park and keep it tidy and safe.
6. The Barrowford and Western Parishes Committee at its meeting on 10th August was asked for its comments on the request. No formal decision was made though varying views were expressed with some concerns raised about the Trust's financial position, where displaced parkers would park, enforcement and the lack of control over future parking charge increases.
7. As stated above the Council has leased the site to the Trust for 999 years and arguably the Trust should be free to manage the car park as it considers appropriate. The users largely appear to come from business interests who might be expected to pay for parking, and also residents who appear to be prepared to pay for a better managed facility. Approval of the request is recommended.

IMPLICATIONS

Policy: None arising from the report.

Financial: None arising from the report.

Legal: None arising from the report.

Risk Management: None arising from the report.

Health and Safety: None arising from the report.

Sustainability: None arising from the report.

Community Safety: None arising from the report.

Equality and Diversity: None arising from the report.