

REPORT FROM: CHIEF EXECUTIVE

TO: WEST CRAVEN AREA COMMITTEE

DATE: 5th JUNE 2018

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LAND AT EARLHAM STREET / CHAPEL SQUARE, EARBY
LAND AT RED LION STREET, EARBY

PURPOSE OF REPORT

To update Members following a survey of local residents.

RECOMMENDATIONS

It is recommended that West Craven Area Committee note the survey responses and comment as appropriate.

REASONS FOR RECOMMENDATION

To inform West Craven Area Committee of resident's views.

BACKGROUND

LAND AT EARLHAM STREET / CHAPEL SQUARE, EARBY

The land is a level grassed area comprising approximately 67 sq m and is located on Chapel Square off Earlham Street, Earby.

The Council has been approached by a local resident seeking to purchase land on Chapel Square for the purposes of creating two parking spaces. The resident would lay a protective mesh on the grass to create the parking area. Parking is at a premium in the immediate vicinity and the proposal may assist in easing congestion.

Previous reports to Committee and Executive have been written proposing the creation of up to three parking spaces for resident's parking subject to planning permission.

Committee resolved on 27 March 2018 to survey local residents to ascertain their comments before further consideration of the matter.

Survey dated 10th April 2018

Local residents in the immediate vicinity of Earlham Street / Chapel Square were invited to make comments on a proposal to create parking bays on Chapel Square. 18 properties were consulted:

Red Lion Street nos. 1, 2, 3, 4, 6, 8, 10, 12, 14

Selbourne Terrace nos. 1, 2, 3, 5

Earlham Street nos. 2, 4

Chapel Square nos. 7, 9

Water Street no. 79

Earby Town Council

Negative comments received:

- Car park raised a number of years ago and strongly opposed
- Cost extortionate
- Whole grassed area may become a car park
- Logistics and safety issues
- Safety of people walking along Red Lion Street could be compromised
- No green areas left
- Access to other properties must be kept
- Great concern
- Other residents have cars and do not have difficulty parking on the road
- Sacred land?
- Green space will be turned into a car park
- Residents own several cars making it more difficult to park
- Will encourage environmental pollution
- May encourage litter
- Ridiculous proposal
- Earby has plenty of garages to rent
- If people buy houses without parking they must be prepared to park on the road
- Will be informing the MP
- Will not solve parking issue

Positive comments received:

- Would ease parking where many vehicles park partially on the pavement

LAND AT RED LION STREET, EARBY

The land is a level plot comprising 30 sq m and is located near the junction of Red Lion Street and Water Street, Earby.

The Council has been approached by two local residents seeking to purchase the land. Both enquirers have advised that they would lay tarmac and use the land as a single parking space. A third local resident has expressed an interest in purchasing or renting the land following consultation.

Parking is at a premium in the immediate vicinity and the proposal may assist in easing congestion.

Land immediately adjacent was the subject of a successful adverse possession claim by a local resident in 2016 meaning the Council's ownership reduced in size.

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Survey dated 10th April 2018

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Red Lion Street nos. 1, 2, 3, 4, 6, 8, 10, 12, 14

Selbourne Terrace nos. 1, 2, 3, 5

Earlham Street nos. 2, 4

Chapel Square nos. 7, 9

Water Street no. 79

Earby Town Council

Negative comments received:

- Other residents have cars and do not have difficulty parking on the road or outside their houses
- Land is used by small children to play and dog walking
- Will not solve the problem of parking
- If people buy houses here they know that they will be required to park on the road
- Earby has garages to rent
- Ridiculous proposal

Two residents advised of their interest to either purchase or rent the land for parking.

ISSUE

1. If the freehold title is disposed the Council would lose control of the sites
2. Any alternative use would require planning permission
3. The Council would need to consider whether the plots of land are marketed or offered to the enquirers seeking highest and best offers
4. The Council may be required to advertise the disposal of open space and to consider any objections which are made
5. Alternatively, the Council could grant a licence giving permission to resident(s) to park on the land. These licences would not be transferable and each new licence granted may generate additional income
6. Designated off-road parking may increase the value of each affected resident's property
7. Consideration must be given to the tarmac footpath which runs through Chapel Square

IMPLICATIONS

Policy: The Council identifies surplus land and property for inclusion in its Disposal Programme to support its Capital Programme.

Financial: The disposal of the land will provide a capital receipt and end Council liabilities.

Legal: No legal implications are considered to arise other than as stated in the report.

Risk Management: On disposal of the land the risks and liabilities for the Council will cease.

Health and Safety: No implications are considered to arise directly from this report.

Sustainability: No implications are considered to arise directly from this report.

Community Safety: See risk management

Equality and Diversity: No implications are considered to arise directly from this report.

APPENDIX

Location plan

LIST OF BACKGROUND PAPERS

5 th October 2010	Report to West Craven Area Committee
2 nd November 2010	Report to West Craven Area Committee
4 th January 2011	Report to West Craven Area Committee
4 th March 2011	Report to West Craven Area Committee
11 th March 2011	Report to Exec
27 th March 2018	Report to West Craven Area Committee