

**REPORT FROM: CHIEF EXECUTIVE**

**TO: WEST CRAVEN COMMITTEE**

**DATE: 7<sup>th</sup> August 2018**

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**LAND AT EARLHAM STREET / CHAPEL SQUARE, EARBY**

**PURPOSE OF REPORT**

To provide Members with options and costings for converting the land to car parking using “grass concrete”

**RECOMMENDATIONS**

It is recommended that West Craven Area Committee note the options and costings.

**REASONS FOR RECOMMENDATION**

To inform West Craven Area Committee of the costs for converting the land to car parking.

**BACKGROUND**

The land is a level grassed area on Chapel Square off Earlham Street, Earby. Committee resolved on 5<sup>th</sup> June 2018 that costings were required to assist Members in making a decision whether to convert this amenity land into a car parking area.

1. Earby Town Council has advised they are agreeable to converting the amenity land into a parking area provided tarmac is not used.
2. The ground is more uneven towards 7 – 9 Chapel Square where it starts to fall away towards the watercourse; developing the whole of the site would be costly.
3. Planning permission will be required for the schemes proposed below.
4. Consent from the Highway Authority is likely to be needed.
5. There is an electricity cable in the footway on Red Lion Street which supplies the nearby lighting column. There is already a dropped crossing onto Earlham Street so it is unlikely the cable would be affected by the proposed works. However, the Council’s Engineering Special Projects Team has contacted the relevant statutory undertaker and a response is awaited.

## Options

Four schemes have been designed.

6. **Option 1** is estimated to cost £4,700. The design provides for three off-street parallel parking spaces accessed from Earlham Street. The scheme has been designed to minimise the impact on the amenity land and 7 – 9 Chapel Square. Use of the spaces may cause highway safety issues on Red Lion Street with cars reversing in or out of Earlham Street.
7. **Option 2** is estimated to cost £12,700 with access from Red Lion Street. The scheme will provide off-street parking for three cars with a new dropped kerb required off the highway. There will be a corresponding loss of parking on Red Lion Street which cancels out the benefit.
8. **Option 3** is estimated to cost £3,300. This will provide off-street parking for one car with access from Red Lion Street and will have a limited effect on the remaining amenity land. There will be a corresponding loss of parking on Red Lion Street which cancels any benefits.
9. **Option 4** is estimated to cost £19,300. This proposal can accommodate up to eight off-street parking spaces over the whole of the site with access from Earlham Street. The scheme has been designed to minimise the impact on 7 – 9 Chapel Square which overlook the site.

Each of the above proposals involves the use of concrete panels with voids through which grass would grow to soften the impact (“grasscrete”). The costs do not include planning fees.

## **ISSUE**

10. The creation of the car park may result in additional ongoing maintenance costs and liabilities and would require planning consent for change of use.
11. The Council would need to consider whether the car park should be managed as a public car park or let on individual licences to local residents. The Council would need to consider whether it wishes to charge for its use or agree licences on a fee basis.
12. The Council may be required to advertise the “disposal” of Public Open Space and to consider any objections which are made.
13. The proposed options would reduce parking on Red Lion Street in a narrow section of road with limited passing points.

## **IMPLICATIONS**

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

**Financial:** Subject to the decision of Members, any preferred scheme is dependent upon funding being available. Maintenance liabilities may increase for the Council which would require funding.

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

**Risk Management:** No implications are considered to arise directly from this report.

**Health and Safety:** There is a potential danger from cars reversing over the footway but there would be benefits from less cars being parked at the roadside on Red Lion Street.

**Sustainability:** Amenity land will be lost (in part).

**Community Safety:** No implications are considered to arise directly from this report.

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

## **APPENDICES**

Appendix 1 – scheme 1

Appendix 2 – scheme 2

Appendix 3 – scheme 3

Appendix 4 – drawing number E0544D/1

Appendix 5 – location plan

## **LIST OF BACKGROUND PAPERS**

5<sup>th</sup> October 2010 Report to West Craven Area Committee

2<sup>nd</sup> November 2010 Report to West Craven Area Committee

4<sup>th</sup> January 2011 Report to West Craven Area Committee

4<sup>th</sup> March 2011 Report to West Craven Area Committee

11<sup>th</sup> March 2011 Report to Executive

27<sup>th</sup> March 2018 Report to West Craven Area Committee

5<sup>th</sup> June 2018 Report to West Craven Area Committee