

REPORT FROM: CHIEF EXECUTIVE

TO: WEST CRAVEN COMMITTEE

DATE: 4TH JANUARY 2022

Report Author: Tony Brown
Tel No: 01282 878938
E-mail: anthony.brown@liberata.com

Formation of car parking spaces - land on Harrison Street, Barnoldswick.

PURPOSE OF REPORT

To inform Members about proposals from the adjacent dental surgery owner in relation to the formation of off-street car parking spaces on the frontage of the above Council owned amenity land in connection with the grant of a lease or licence after construction.

RECOMMENDATIONS

That Members recommend to the Policy and Resources Committee that the land be declared surplus and that the Chief Executive be authorized to negotiate terms and conditions as required for a lease or licence.

REASONS FOR RECOMMENDATION

To assist and retain a local business and community service within the area, to satisfy the requirements of the Council's Planning Policy, to reduce on-street parking and create car parking for members of the public outside surgery opening hours.

BACKGROUND

1. The subject land edged black on the attached plan is owned by the Borough Council and forms part of the amenity land adjacent to the playground on Harrison Street.
2. MYDentist who operates the nearby dental surgery is considering options with regards to the amalgamation of its surgeries operated from the Harrison Street premises, of which the Council owns the freehold reversionary interest, and their other surgery operating in premises located on Park Avenue.
3. Their preference is to operate solely from the Harrison Street premises, however pre-planning advice obtained from the Council's Development Control team, suggests that additional off-street parking would be required to reduce the potential for an increase in on-street parking, in an already busy area. Planning Consent for these spaces would be required.
4. The surgery has asked whether the Council would agree to allow it to construct 10 car parking spaces for customers as shown hatched with black lines; either on a leased basis,

where it would use and maintain the parking spaces; or on a licenced basis where the Council retains ownership, maintains the parking spaces and the surgery pays the Council a commuted sum to cover these costs. Outside surgery opening hours the parking spaces could be used by members of the public.

5. The land lies adjacent to the Council's playground close to the West Craven Leisure Centre. Creating new spaces along the Harrison Street frontage would provide additional off-street parking spaces in a strip fashion so as not to divide up the parcel of amenity land.
6. Should Members agree to the proposals the loss of Amenity Land would have to be advertised as a potential loss of Open Space in the normal manner inviting comments and or objections which the Council would have to consider.

IMPLICATIONS

Policy: The Council seeks to identify surplus land property for inclusion within its disposal programme in order to receive capital receipts or rental income. The Council assists local businesses to prosper where possible and to serve the local community.

Financial: Ditto above.

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

Risk Management: If the lease option is preferred the normal risks and liabilities will cease for the Council whilst it is let to a third party with terms passing on this liability.

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

Climate Change: No implications are considered to arise directly from this report

Community Safety: See risk management comments.

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

APPENDICES

Location plan

LIST OF BACKGROUND PAPERS

None