

<u>KEY DECISION</u>
No
<u>DATE ADDED TO FORWARD PLAN</u>
N/A

CABINET

4 FEBRUARY 2009

OFF STREET PARKING ORDER – THE CARRS, WILMSLOW – CHANCEL LANE

SPECIFIC WARDS AFFECTED

Hough and Morley and Styal

EXEMPT/CONFIDENTIAL ITEM

No

1. DECISION REQUESTED

Cabinet is requested :-

- 1.1 To authorise the Corporate Manager (Legal and Democratic Services) to advertise the intention to make an off street car parking order at Chancel Lane car park, Wilmslow pursuant to the Road Traffic Regulation Act 1984.
- 1.2 In the event of there being no objections to the proposed order received within the consultation period and subject to the approval of Cheshire County Council, to authorise the Corporate Manager (Legal and Democratic Services) to take all necessary actions to make the order.
- 1.3 In the event that either process in 1.1 or 1.2 is incomplete by 1 April 2009, to agree that in accordance with continuity legislation, these functions may be continued by the Borough Solicitor or any other officer duly authorised by Cheshire East Council.
- 1.4 To approve the proposed level of charges to be introduced.

2 JUSTIFICATION FOR THE DECISION

In order to manage the Chancel Lane car park so that it can be effectively used by visitors to the Carrs and the Parish Hall, by the setting of charges, there is a need to deter all day parking by non Carrs and Parish Hall visitors and to encourage regular, short term use of the car park.

3 FACTS SUPPORTING THE PROPOSED DECISION

- 3.1 The Borough Council own the public open space known as the Carrs, which extends for 1.2 kilometres along the length of the River Bollin between Wilmslow and the land owned by the National Trust at Styal. The Carrs is situated in both Hough and the Morley and Styal wards, the River Bollin being the boundary. There are two car parks that provide for visitors to the Carrs. Both of the car parks are situated on the north side of the River Bollin and are in the Hough ward. The car park located off Chancel Lane, Wilmslow also serves the Parish Hall.

A further car park, Twinnies Bridge car park, is located off Styal Road, towards Styal and is not subject to a proposed car parking order and would be managed as it currently is. The car parks are popular with visitors to the Carrs and the Parish Hall. The car park off Chancel Lane is particularly popular with dog walkers and visitors to the play area, the latter of which is the largest in Wilmslow. A location plan showing the Chancel Lane car park is attached as Appendix 1.

- 3.2 For a number of years, visitors to the Carrs and the Parish Hall have experienced difficulty in parking on the car park off Chancel Lane due to the use of the car park by office workers leaving their vehicles on the car park for the day. The car park accommodates 54 vehicles. Often, there may be less than 10 spaces available for genuine users of the facilities. During the summer months, especially on sunny afternoons there may be no car parking spaces available for genuine users.

The car park makes no specific provision for disabled parking and this will need to be addressed. It is recommended therefore that 2 disabled spaces be provided at Chancel Lane car park.

There has been local action from visitors to the Carrs to prevent “office workers” using the car park, whereby visitors physically prevented office workers from entering the car park by barricading the entrance to the car park. Previously, Macclesfield Borough Council has employed a Security Company on a number of occasions over the years to stop “non Carrs and Hall users” from parking. This has proved to have been very successful in ensuring the car park is made available for Carrs and Hall users. However, on the mornings Security are employed, many office workers are parking on the adjacent road waiting for the Security officer to leave, so they can then access the car park for the day.

- 3.3 The Friends of the Carrs have regularly raised the issue of poor parking provision at the car park. The Parish Hall staff have also commented on the “non availability” of car parking spaces. There has been an informal discussion with the Church Warden who is generally supportive of the proposal, as it is considered as the only realistic way forward to manage the car park for its intended use.
- 3.4 There is an existing covenant on the land between the Borough Council and Parish Church Council dated 1981 whereby both parties share on an agreed proportion, costs of the maintenance of the car park, and the corresponding income from any car parking fees, which may arise.

In March 2003, the Council approved the Borough Council’s Park Strategy. The Carrs is a major park and is included in the strategy. Contained in the Carrs action plan is a specific reference to introduce car-parking charges.

The situation has now reached an extent where the existing “ad hoc” occasional monitoring by Security doesn’t effectively deal long term with the parking issues. It is current Council policy that where control is considered necessary, this shall be achieved by the introduction of a ‘Pay and Display’ system of control. This will require the support of a car park control order, which would be enforceable under the existing civil enforcement regime

- 3.5 It should be noted that the aim is to manage the car park, so that visitors, to the Carrs and to the Parish Hall, can effectively use it. At the Chancel Lane car park, the setting of charges shall be aimed to encourage regular, short-term use of the car park to deter all day parking by non-Carrs and Parish Hall visitors.

In order to achieve this, the following scale of charges is proposed:

Chancel Lane Car Park

Charge period: Monday to Saturday inclusive 8am to 6pm

0 - 2 hours	20p
2 - 3 hours	50p

No return within 1 hour.

The level of charge should be set to ensure that the implementation of car parking controls and enforcement is self-financing. Free car parking for park users up to 2 hours for example would not be consistent with this objective. The charges proposed are less than that currently charged on town centre car parks and are regarded as the minimum necessary to ensure effective control. These will need to be reviewed periodically to ensure that the financial objectives are satisfied.

- 3.6 Members are also requested to note that the order making process is likely to take a minimum of 3 to 6 months to complete and as a consequence, it is likely that consideration of any objections received and confirmation of the order will need to be undertaken by Cheshire East Council pursuant to Regulation 4(3) of the Local Government (Structural Changes)(Transitional Arrangements)(No.2) Regulations 2008, which provides that ongoing processes being undertaken by existing authorities can be continued by Cheshire East Council. For this reason, the delegation sought as part of the decision requested has been worded accordingly.
- 3.7 Members are requested to note that this report has been to both the Environment Policy Development Committee on the 13th January 2009, and the Community and Resources Policy Development Committee on the 15th January 2009 who have both recommended it to Cabinet.

4 RISKS ASSOCIATED WITH THE PROPOSED DECISION

The risk associated with taking no action is the continued lack of availability of parking spaces for Park and Parish Hall users.

The introduction of charging could displace parkers on to adjacent streets and could deter some park users.

5 OTHER IMPLICATIONS

Local Government Reorganisation	-	As set out in the report
Financial	-	The installation and capital/leasing costs of one pay and display machine is estimated to be £5000 to be funded from existing budgets.
Staffing	-	There will be an additional car park for Civil Enforcement Team to monitor and this will be done within current staffing level.
Legal	-	There is a restrictive covenant recognising possible future income from car parking fees and noting shared responsibilities as noted at point 3.3 of the report.
Assets	-	It will enable better management of existing facility.
Policy	-	Implementation takes forward an item previously approved by the Council in connection with the approved Parks Strategy document.
Equality	-	No issues.
Sustainability	-	No issues.
Crime and Disorder	-	No issues.
Other implications	-	None

6 ALTERNATIVE OPTIONS AND IMPLICATIONS THEREOF

The alternative options above (paragraph 3.4) have been considered and tested and are not considered to be effective.

7 APPENDICES

Appendix 1 – Location plan showing Chancel Lane car park

Cabinet Member – Cllr Andrew Knowles Tel Ext No:

Chief Executive/Director Helen Rowley Tel Ext No:

Corporate Manager Mark Wheelton Tel Ext No: 4502

The Contact Officers for this report are R. Doran (4539) and B Broughton (4790)

TRACKING/PROCESS:

Consultation	Ward Members	Partners	
	Cllr Menlove and Cllr Fitzgerald (Hough)	Parish Church	
Panel	Overview & Scrutiny	Cabinet	Council
	Environment Policy Development Committee - 13/02/09 Community and Resources Policy Development Committee -15/02/09	4 February 2008	

BACKGROUND PAPERS

The following list of documents were used to complete this report and are available for public inspection for four years from the date of the meeting from the Contact Officer named above

- *None*

Appendix 1 – Location Plan showing Chancel Lane Car Park

