

CHESHIRE EAST COUNCIL

Cabinet Member for Prosperity

Date of Meeting: 30th September 2011
Report of: Assets Manager
Subject/Title: Acquisition of Car Park at Waterloo Road, Haslington.
Portfolio Holder: Councillor Jamie Macrae

1.0 Report Summary

- 1.1 The purpose of this report is to inform the Portfolio Holder of a proposed acquisition of car parking land situated at Waterloo Road, Haslington. The car park was originally constructed by a developer (Thomas Jones & Sons) as part of a planning obligation. The land is shown on the attached plan for identification purposes.

2.0 Recommendation

- 2.1 That the Cabinet Member for Prosperity approve the acquisition of land situated at Waterloo Road, Haslington from Thomas Jones & Sons on the basis set out in the report subject to such other terms and conditions as may be determined by the Assets Manager and Borough Solicitor.

3.0 Reasons for Recommendation

- 3.1 Cheshire East owns the adjacent car park and this forms the only access onto the land in question. The decision to acquire the land was approved by the former head of Economic Development and Estates at Crewe & Nantwich Borough Council under his Delegated Authority. This report is required to ratify that decision and honour the agreement with the developer previously.

4.0 Wards Affected

- 4.1 Haslington

5.0 Local Ward Members

- 5.1 Cllr John Hammond
Cllr David Marren

6.0 Policy Implications

- 6.1 Not applicable

7.0 Financial Implications (Authorised by the Borough Treasurer)

- 7.1 The acquisition of the land will result in Cheshire East taking on the Non Domestic Rate liability of the site. The Rateable Value of the site is £2,700.00 and rates payable are currently £831.61per annum.
- 7.2 The Council will be required to maintain the additional part of the car park which will be funded from existing maintenance budgets. Given the small size of the land in question it is unlikely to represent a material increase in expenditure.

8.0 Legal Implications (Authorised by the Borough Solicitor)

- 8.1 Not applicable.

9.0 Risk Management

- 9.1 The acquisition of the land will provide Cheshire East Council with ownership and control over the whole car parking area.

10.0 Background and Options

- 10.1 The land comprises of an open car parking area with tarmac surface and planting beds and is located within a residential area. The land is shown edged black on the accompanying plan for identification purposes and extends to approximately 823m2 in size. Cheshire East Council own the adjacent car park site with access as shown hatched on the accompanying plan for identification purposes.
- 10.2 Thomas Jones & Sons constructed the car park in 2003. The car park was provided as a condition of a planning permission granted for the adjacent residential development. Crewe & Nantwich Borough Council then maintained the planting beds since this time.
- 10.3 The Head of Economic Development & Estates at Crewe and Nantwich Borough Council approved the acquisition of the land for £1.00 (if demanded) under his Delegated Authority in 2008 and that decision was fully supported by the relevant service departments at that time. The purpose of this report is to ratify that decision and will allow legal completion to take place.
- 10.4 The developer is currently considering closing this car park and there is a desire for Cheshire East to own and control the whole of this car park. The land in question is already with the existing Off Street Parking Places Order and the acquisition of the car park is supported by the Cheshire East Car park management team.

Background papers relating to this report can be inspected by contacting the report writer:

Name: Patrick Tansey

Designation: Senior Valuer

Tel No: 01270 686141

Email: patrick.tansey@cheshireeast.gov.uk