

NORTH LINCOLNSHIRE COUNCIL

**CABINET MEMBER FOR HIGHWAYS AND
PLANNING**

DUNSTALL STREET CAR PARK – PROPOSED DISPOSAL OF LAND

1. OBJECT AND KEY POINTS IN THIS REPORT

- 1.1 To seek approval for the disposal of an area of car park for the development of an electricity sub-station.
- 1.2 The key points in this report are as follows:
- A private developer requires an area of land to build an electricity sub-station.
 - The developer has approached the council to request to purchase an area of land comprising part of a council owned car park.
 - This report sets out two options for the future.

2. BACKGROUND INFORMATION

- 2.1 G&W Developments Ltd have planning permission to redevelop a former factory on Dunstall Street, Scunthorpe. The proposed development will create 111 flats for private ownership.
- 2.2 That approved plans include an electricity sub-station within the basement car park of the building. If the developers could locate the sub-station outside of the building it would make access to the sub-station easier for future maintenance and enable them to create two more parking spaces within the building.
- 2.3 The developers approached the council to enquire if we would dispose of part of the council's adjacent pay and display car park to enable the sub-station to be built away from the development.
- 2.4 That suggested location would result in a loss of 25m² of the council's car park. The area in question is currently a parking area for motorcycles. The developer will pay for the cost of marking out an equivalent area for motorcycle parking at another location within this car park. The location to be agreed with the Parking Services Manager.
- 2.5 The disposal is unlikely to have any significant impact on the availability of car park spaces for the public, as surveys have shown that there are usually spaces available in this car park. On the limited number of occasions when

the car park may be full, there are alternative car parks available relatively close by.

3. OPTIONS FOR CONSIDERATION

3.1 Before deciding on the proposed disposal, we need to consider the following options.

3.1.1 Option 1. Dispose of the land to enable developers to construct the sub-station.

3.1.2 Option 2. Refuse to dispose of the land. The developers would have to find an alternative location.

4. ANALYSIS OF OPTIONS

4.1 Option 1 - The following applies in relation to option one.

4.1.1 The attached drawing number SCU-4-0245 shows the area of land that would be sold edged black. It would be necessary to grant permanent rights of access for maintenance over the area shown crosshatched.

4.1.2 The disposal of part of the car park would result in the loss of two parking spaces. The number of spaces available would be reduced from 191 to 189.

4.1.3 A capital receipt would be generated.

4.1.4 The developers would be responsible for the payment of the council's reasonable legal and surveyors' costs.

4.2 Option 2 - The following applies in relation to option two.

4.2.1 The car park will remain in operation as it currently exists with no loss of revenue.

4.2.2 There will be no capital receipt to the council.

4.2.3 The developers will have to site the sub-station within the basement car park of their development resulting in more complicated access arrangements for maintenance to the sub-station and reducing the number of car spaces available within the development from 13 to 11.

5. RESOURCE IMPLICATIONS (FINANCIAL, STAFFING, PROPERTY, IT)

5.1 Financial

5.1.1 Option 1 - The terms of the disposal will be approved by the Cabinet Member for Corporate Services through the usual Property Transactions Schedule. However, a capital receipt of around £41,000 is expected. The loss of the car park spaces is unlikely to have any significant impact on car park income, as surveys have shown that there is usually some spare capacity and there are alternative car parks available nearby for those limited occasions when the car park may be full to capacity.

5.1.2 Option 2 - No financial implications to the council.

5.2 Staffing

5.2.1 There are no staffing implications

5.3 Property & IT

5.3.1 Option 1 reduces the number of pay and display car parking bays from 191 to 189.

5.3.2 Option 2 leaves the same number of pay and display car parking bays as currently exists and does not reduce the council's land holding.

6. OTHER IMPLICATIONS (STATUTORY, ENVIRONMENTAL, DIVERSITY, SECTION 17 - CRIME AND DISORDER, RISK AND OTHER)

6.1 Statutory

6.1.1 Notices of closure would have to be posted on site.

6.2 Environmental & Other

6.2.1 The closure of any car park site, may encourage car users to seek an alternative way of travelling into the town centre, and could result in increased public transport use. It is felt, however, that the small scale of this proposal is unlikely to have any significant environmental impact.

6.3 Crime and Disorder

6.3.1 Locating the electricity sub-station outside the new development does increase the potential for attempted access by unauthorised persons. The sub-station perimeter fencing will be designed to prevent this, so far as is reasonably practical.

7 OUTCOMES OF CONSULTATION

7.1 The proposal has been discussed with the Service Director Asset Management and Culture and he has no objections to the proposal.

8. RECOMMENDATIONS

8.1 That the Cabinet Member approves Option1 for the proposed disposal of part of the Dunstall Street car park.

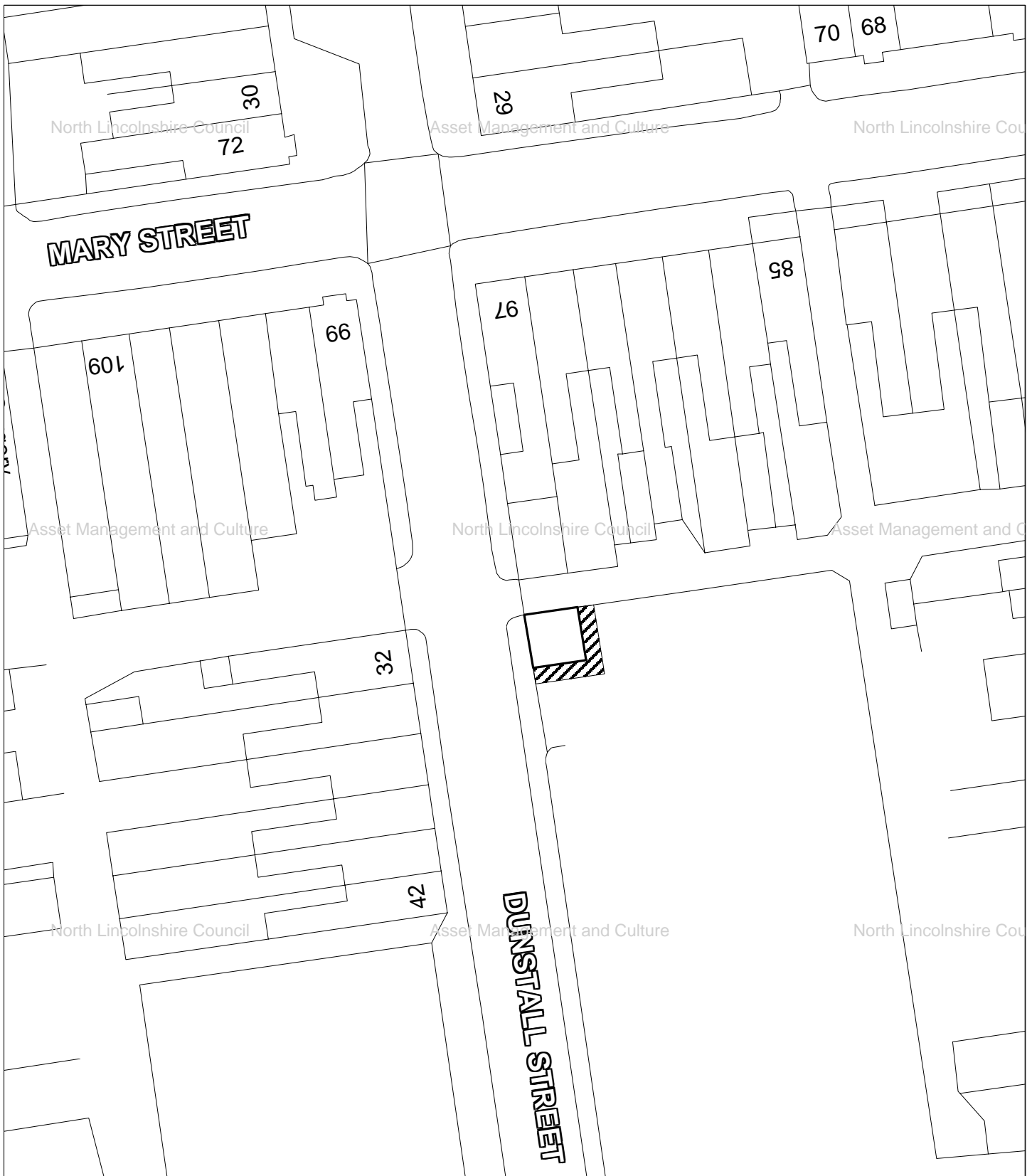
8.2 That the Cabinet Member declares the land outlined in option 1 above as surplus to requirement.

8.3 That the land declared surplus be disposed of on terms agreed by the Service Director Asset Management and Culture.

SERVICE DIRECTOR HIGHWAYS AND PLANNING
SERVICE DIRECTOR ASSET MANAGEMENT & CULTURE

Hewson House
Station Road
BRIGG
North Lincolnshire DN20 8XY
Authors: John Kidner / Pete Scott
Date: 14 March 2008

Background Papers used in the preparation of this report: None




NORTH LINCOLNSHIRE COUNCIL
www.northlincs.gov.uk


Peter Williams BSc, DMS, CEng, MEI, MCMI, AMIMechE
Service Director (Asset Management & Culture)

PO Box 53 Hewson House
Station Road
Brigg North Lincolnshire
DN20 8XY

REVISIONS			
REV	DATE	AMENDED	BY

Based upon the Ordnance Survey mapping with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown Copyright.

NORTH LINCOLNSHIRE COUNCIL 100013349 2007
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

DRAWING NUMBER		REV
SCU-4-0245		
DRAWING TITLE	PROPERTY CODE	
LAND AT DUNSTALL STREET SCUNTHORPE		
SCALE 1 : 500		
FOR IDENTIFICATION PURPOSES ONLY		
DATE	DRAWN BY	
14 Mar 2008	DS	
OS SHEET SE8911SW		

The Ordnance Survey map data included within this publication is provided by North Lincolnshire Council under license from Ordnance Survey in order to fulfil its public functions.
Persons viewing this mapping should contact Ordnance Survey copyright for advice where they wish to license Ordnance Survey map data for their own use.