

WYRE FOREST DISTRICT COUNCIL

Strong Leader Report

Wyre Forest District Council (Off Street Parking Places) Order 2020

Site of Former Crown House, Kidderminster

OPEN	
DIRECTOR:	Corporate Director: Economic Prosperity & Place
CONTACT OFFICER:	Steve Singleton
APPENDICES:	Appendix 1 - Plan showing the site, coloured pink, to be included within the proposed Order

1. PURPOSE OF REPORT

- 1.1 To obtain authority to consult on proposals to add the site of the former Crown House, Kidderminster to Wyre Forest District Council's Parking Places Order and authority to make a decision whether the above parking spaces order should be made.

2. RECOMMENDATION

The Cabinet Member is asked to **DECIDE:**

- 2.1 To delegate authority to the Corporate Director: Economic Prosperity & Place to advertise the addition of up to 30 car parking and 4 motorcycle parking spaces, shown on the plan numbered 1 at Appendix 1 to this report, being the site of the former office building known as Crown House, Kidderminster, in the Wyre Forest (Off-Street Parking Places) Order 2018 ("the Parking Places Order") and in consultation with the Corporate Director: Community, Well Being and Environment, Cabinet Member for Economic Regeneration and Planning and Cabinet Member for Operational Services to consider any objections made as a result of the advertisement and following such consideration to decide whether an order adding up to 30 car parking and 4 motorcycle parking spaces should be made.

3. BACKGROUND

- 3.1 Crown House, Kidderminster, the former town centre office building is being demolished, with completion of the works due by the end of March 2020. Following completion of the demolition works, Wyre Forest District Council will own the unencumbered freehold interest of the remaining split level 0.12 hectare site.
- 3.2 The site has previously been the subject of potential redevelopment proposals and future opportunities and expectations are identified in paragraphs 11.23 to

11.26 of the Western Gateway Section (Part B Chapter 22) of the Kidderminster Central Area Action Plan - Adopted July 2013.

3.3 Future redevelopment opportunities are likely to take several years to come to fruition. The Council has included the site within its Future High Streets Fund bid for the town centre. In order to use the site positively in the interim, the Council has applied for Planning Permission to use the site as a Council owned temporary car park for five years. The proposed temporary use would help to bring activity into the area and provide a better relationship with the surrounding area than the vacant office block that it will be replacing.

4. KEY ISSUES

4.1 The Planning Application is expected to be decided by 11th December 2019. On the assumption that it will be approved and the demolition is complete, it is proposed to implement the works to use the site as a temporary car park during the first quarter of 2020.

4.2 Such works are expected to include:

- the construction of a new drop kerb vehicular access and egress from Crown Lane, by Ringway, Worcestershire County Council's retained contractors
- treating the remaining concrete hard standing as required
- installing an appropriate vehicular ramp between the two levels of the site
- installing low rise "Armco" type barriers around and within the site as required
- installing column mounted lighting
- installing a ticket machine
- White lining the car park to provide 30 spaces, including designated parking for blue badge holders
- removing the hoarding surrounding the site

4.3 With regard to the site's longer term redevelopment proposals, the Council has submitted a successful Expression of Interest Bid to the Government's Future High Streets Fund, focussing on the town of Kidderminster and the challenges and opportunities that exist within the area.

4.4 A decision on the submission of a follow up Full Business Case, which is due by the end of April 2020, will be made in Summer/Autumn 2020 which, if successful, could potentially provide up to £25m towards improvements in the town centre including the site of Crown House. If the bid is successful it is anticipated that the works would be undertaken in 2023/24.

4.5 The proposed temporary nature of the car park will allow for the site to be actively used whilst the more permanent designs are produced and delivered through the Future High Streets Fund process.

- 4.6 The temporary consent period of 5 years should give sufficient time for plans to be formalised and further business cases, as required, to be submitted. It would also allow time for a planning application to be prepared and submitted for the proposed future use before, eventually, the implementation period began.
- 4.7 This approach will mean that, whilst more permanent plans are put in place, town centre businesses can continue to be supported through the provision of more car parking capacity. It will also ensure that the site is in use and that the Gateway into this part of the town is not characterised by what would have been a hoarded site, which would give rise to a detrimental first impression and may attract graffiti and antisocial behaviour.

5. FINANCIAL IMPLICATIONS

- 5.1 The proposed car park will increase the number of town centre car and motorcycle parking spaces by up to 30 and 4 respectfully.
- 5.2 Forecast Revenue for the car park, for Financial Years 2020/21, 2021/22 and 2022/23 is shown in the table below:

Forecast Revenue:

2020/21	2021/22	2022/23
£45,000	£47,250	£49,613

- 5.3 The assumption of revenue projection is based upon existing income receipts from the nearby car parks of Weavers Wharf (Not owned by WFDC) and Market Street, which is owned.
- 5.4 Revenue projections further assume a level of migration from existing nearby parking assets, therefore it should not be assumed that the above figures will translate directly into a likewise increase in overall parking income. That said, the existing Weavers Wharf car park could see the majority of the migration and this may have to be managed via the partnership contract.
- 5.4 The car park would be designated a “Short Stay” facility, operating within all current guidance as outlined within the District Council’s Parking Places Order.

6. LEGAL AND POLICY IMPLICATIONS

- 6.1 In order to add additional parking spaces to the Parking Places Order, the Local Authorities Traffic Orders (Procedure)(England and Wales) Regulations 1996 require that, before making an order, the proposal must be published for a prescribed period of time that allows for objections under regulation 8 to be made and received. Under regulation 13 the order making authority shall consider all

objections made under regulation 8 that have not been withdrawn before making an order. Under regulation 17 the authority shall notify within 14 days of making the order in writing any person who objected to the order under regulation 8 and has not withdrawn the objection and where the objection was not wholly acceded to. It shall include in that notification the reasons for the decision.

7. EQUALITY IMPACT NEEDS ASSESSMENT

7.1 The proposed car park will include 3 car parking spaces for blue badge holders at its surface level.

8. RISK MANAGEMENT

8.1 Without a temporary use as a car park, there is a danger that the site would continue to be a 'blot' on the Kidderminster landscape and would remain a vacant area, which is what it has been for the past few years whilst Crown House stood unoccupied.

9. CONCLUSION

9.1 Including the site of Crown House with the Parking Places Order, albeit temporarily, will provide a useful addition to Kidderminster's existing car parking provision in advance of future redevelopment and regeneration.

10. CONSULTEES

10.1 Corporate Leadership Team

11. BACKGROUND PAPERS

11.1 Wyre Forest District Council Planning Application No. 19/0635/FULL