



CABINET

18TH FEBRUARY 2016

AGENDA ITEM (8)

ALLOCATION OF FUNDING FOR PROVISION OF COACH PARKING AT BOURTON-ON-THE-WATER

Accountable Member	Councillor C Hancock Cabinet Member for Enterprise and Partnerships
Accountable Officer	Claire Locke Head of Environmental and Commercial Services 01285 623427 claire.locke@cotswold.gov.uk
Purpose of Report	To secure the provision of coach parking facilities at Bourton-on-the-Water by entering into an arrangement with the freeholder of the car park. To secure funding necessary to carry out capital work at the site and to fund the revenue implications for 2016/17.
Recommendation(s)	That the Cabinet agrees to: (a) apply for planning permission for the construction of a sound barrier; and (b) subject to consent being granted, allocate £50,000 for barrier construction and £2,000 for site set-up costs, to be met from the Council's Priorities Fund; (c) delegate authority for appointing a contractor for the provision and installation of the barrier to the Head of Environmental and Commercial Services, in consultation with the Cabinet Member for Enterprise and Partnerships; (d) enter into necessary legal agreements with the freeholder of the Station Road Car Park site; with delegated authority being given to the Head of Legal and Property Services, in consultation with the Head of Environmental and Commercial Services, the Cabinet Member for Enterprise and Partnerships and the Deputy Leader, to conclude such agreements; (e) fund (i) the legal agreement for the revenue cost (as set out in Exempt Appendix A) and (ii) reasonable enforcement costs (to a maximum of £5,000) in 2016/17 from the Council Priorities Fund; (e) consider the medium term financial implications of the arrangement within the update to the Medium Term Financial Strategy in the autumn of 2016.
Reason(s) for Recommendation(s)	To enable the continued provision of coach parking in Bourton-on-the-Water, to support local businesses and tourism and to mitigate the impact on local residents.

Ward(s) Affected	Bourton Vale; Bourton Village
Key Decision	No
Recommendation to Council	No

Financial Implications	<p>One-off capital cost for the sound barrier estimated to be £50,000, to be funded from the Council's Priorities Fund.</p> <p>In addition, there will be site set-up costs for signage and advertising the Parking Order, which will cost a maximum of £2,000.</p> <p>The cost of the Management Agreement is set out in Exempt Appendix A. There will also be revenue costs associated with parking enforcement undertaken by the Council's contractor, APCOA - it is anticipated this will not exceed £5,000 per annum. Whilst some Parking Charge Notice income may be generated, it is considered that this income will be low and, therefore, will not make a significant contribution to off-setting the enforcement costs.</p> <p>The lease agreement will attract a Peppercorn rent only.</p>
Legal and Human Rights Implications	<p>The Council has no statutory obligation to provide car or coach parking.</p> <p>The Council will seek to obtain a Parking Order enabling charging and enforcement in the Coach Park. The Parking Order will prohibit idling coaches, enabling enforcement officers employed by the Council to serve Parking Charge Notices if coaches continue this practice.</p>
Environmental and Sustainability Implications	<p>Every effort will be made to ensure coaches use the coach park responsibly and do not sit with engines idling due to the environmental impact and the potential effect of noise and odour on neighbours.</p>
Human Resource Implications	None
Key Risks	<p>Failure to enter into a lease and management agreement will result in the withdrawal of coach parking in the village, which would have a detrimental effect on local businesses who rely heavily on tourist trade.</p> <p>If coach parking is not retained at the Station Road site, there is a risk that no suitable alternative sites may be found - nearby sites were considered; however, restrictions such as the AONB, visual impact, scheduled ancient monument sites and flood risk may have prevented planning permission being obtained.</p> <p>Failure to install a sound barrier to mitigate noise generated from the coach park may result in further complaints from local residents.</p> <p>The Council would remain liable for on-going issues relating to the provision of the car park should the sound barrier not resolve all issues during the 5 year period.</p>
Equalities Impact Assessment	Not required

Related Decisions	None
Background Documents	None
Appendices	Exempt Appendix A - Cost of legal agreement (Page 67)

Performance Management Follow Up	On-going service performance, including costs, income generated and service complaints, will be closely monitored as part of the performance monitoring already in place for the parking service. The Head of Service and Cabinet Member receive monthly data on parking ticket sales and income.
Options for Joint Working	This solution for the continued provision of coach parking is being delivered in partnership with Bourton-on-the-Water Parish Council.

Background Information

1. There are two large car parks in Bourton-on-the-Water - Rissington Road, which is owned by the Council and offers parking for cars; and Station Road car park, which is privately operated and provides both car and coach parking. During the peak season (April-September), around 60 coaches a day may visit the village. Businesses rely heavily on the tourist trade.
2. In the last few years, residents who live adjacent to the Station Road car park have complained about noise and emissions from coaches, particularly where engines are left idling. Intervention from the owner of this car park has failed to fully resolve this issue and, therefore, the Council's Public Protection team were contacted.
3. The freeholder of the Station Road car park (Bourton Vale Parking Ltd) made the decision to cease the provision of coach parking and, therefore, the Council entered into dialogue with them in the hope of reaching an agreement which would enable the continued provision of coach parking. Agreement was reached on 28th January and the coach park has remained open to enable time for the Council to formalise the agreement.
4. Coaches do not generate the same level of income as cars, proportional to the space they take up, and, therefore, coach parking can be a loss-making service. The Council has, therefore, provisionally agreed to enter into a Management Agreement for 5 years which will provide 20 spaces for coaches, with 5 additional spaces on 20 busy days during the year. The freeholder of the site will take responsibility for providing Pay and Display machines and will provide an on-site supervisor, which helps manage the safe movement and parking of coaches. The Council will receive no income from the site, as all Parking income will be retained by the freeholder.
5. The Council did consider initial proposals to lease part of the site for coach parking under a commercial lease agreement and to incur lease, site management and business rate costs and take receipt of income generated; however, this option resulted in an estimated net loss to the Council of £50,000 per annum. The Council also considered carrying out alterations to its Rissington Road car park to provide coach parking, but access is not ideal for coaches and the loss in revenue would be greater than the cost of entering a management agreement at Station Road. The proposal set out in this report therefore provides the best financial option for the Council.

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