
REPORT TO:	ENVIRONMENTAL AND DEVELOPMENT SERVICES COMMITTEE	AGENDA ITEM:
DATE OF MEETING:	31 JANUARY 2008	CATEGORY: DELEGATED
REPORT FROM:	DIRECTOR OF COMMUNITY SERVICES	OPEN PARAGRAPH NO:
MEMBERS' CONTACT POINT:	RICHARD GROVES (EXT. 5738)	DOC:
SUBJECT:	LONG HORSE BRIDGE ACCESS LINK	REF: U:/Richard/Committees/EDS16
WARD(S) AFFECTED:	ASTON	TERMS OF REFERENCE: EDS 15

1.0 Recommendations

1.1 It is recommended that:

- 1) the Finance and Management Committee be requested to approve the sale of land at the public car park at Wilne Lane, Shardlow (as shown on the plan at Annexe B) subject to appropriate conditions being attached to any planning consent and to the agreement to sell the land to ensure that the comments set out in 4.4 and 4.5 of this report are satisfactorily addressed and
- 2) the Chief Executive be authorised to determine any minor alterations to the proposal from this point onwards in consultation with the Chairman of the Committee and the Local Ward Member on the Committee (Councillor Watson).

2.0 Purpose of Report

- 2.1 To seek Committee approval for the submission of a request to Finance and Management Committee to approve the sale to Derbyshire County Council of part of the District Council-owned public car park at Wilne Lane, Shardlow to enable the development of part of a multi-user route linking Wilne Lane to the proposed replacement Long Horse Bridge.

3.0 Executive Summary

- 3.1 The report explains revisions to a proposal by Derbyshire County Council to develop a multi-user trail involving the purchase by that authority of land forming part of the public car park at Wilne Lane, Shardlow, which is currently in District Council ownership. It sets out the details of the proposal and concludes that Finance and Management Committee should be requested to approve the sale of the land subject to conditions.

4.0 Detail

- 4.1 This matter was previously considered at Environmental and Development Services Committee on 23 August 2007 (minute EDS/18 refers). Members will recall that the proposal would form part of a multi-user route for walkers, cyclists and horse riders,

referred to by the County Council as a “greenway”. It had been proposed that the route would pass along the northern edge of what is currently part of the Council car park, then skirt the edge of the allotments to the north of the car park before turning east to run parallel with the Trent and Mersey Canal towpath to connect with the new bridge. The proposed alignment is shown on the plan at Annexe A.

- 4.2 Since the matter was last considered by this Committee a new alignment for the route through the car park, running along the southern and eastern boundaries, has been proposed. The proposed alignment of the overall route is shown at Annexe A and the proposed alignment through the car park is shown at Annexe B. The area of land that the County Council wishes to purchase measures 5m in width and represents an area of some 520 square metres in total, or approximately 24% of the total existing car park area. The County Council has indicated that it would erect parallel fencing to clearly mark the boundary between the path and the remaining area of the car park. There would be access controls on Wilne Lane and separate gates off the car park to allow occasional bridge inspection and maintenance and to allow access to the gas kiosk located in the south west corner of the car park.
- 4.3 For the duration of the works, which are expected to last up to six months, the contractors would require plant access across and through the car park. It is understood that it would be possible for the car park to remain open for use during construction, although with reduced capacity, if marshalled properly by the contractor. This would also enable the recycling facility that occupies part of the western end of the car park to remain open and the retention of space for a number of vehicles to park.
- 4.4 As referred to in the report to Environmental and Development Services Committee of 23 August 2007 (minute EDS/18 refers) Councillor Coyle and Shardlow and Great Wilne Parish Council both request that the following issues be addressed before work starts:
- That written evidence be provided by the Environment Agency that they are satisfied that this undertaking is not going to affect the flood flows in an adverse way and that Cow Way drain is not impeded. The Agency was most concerned about temporary storage buns proposed in connection with a planning application for gravel extraction that was to be in the same line as this route and required considerable gaps to be left for flood flow.
 - That details of methods of construction and proposed vehicular movements be made available.
 - That any damage to Wilne Lane be reinstated. Possible resurfacing of the road and the pavement would be needed.
 - That any damage incurred along the route be reinstated without delay.
 - That the car park be resurfaced with similar to existing material and the soakaway in the South East corner improved.
 - The green waste bin should be repositioned alongside the recycling bins at the pedestrian end and the “salt box” similarly at the other end, alongside the vehicular access.
 - Further waste bins and dog waste bins should be provided by the County Council and emptied on a regular basis at County Council expense. Positions to be agreed.

- Trees to be planted on the island to improve screening and the visual aspect.

4.5 The Council's Waste and Cleansing Manager, as the budget holder for car parks maintenance, supports the comments of the Parish Council in regard to the surfacing of the car park and also requests the following:

- That the kerb stones along the southern and eastern boundaries of the car park should be moved to the north and west of the new fence line to protect it against potential damage from cars and for the same reason it is suggested that the multi-user route be raised above the level of the car park.
- That the County Council should take on responsibility for the maintenance of the hedge and trees along the southern and eastern boundaries of the site.
- That maintenance of the fence and new path will be the responsibility of the County Council.
- That the size of the existing island of vegetation in the middle of the car park should be adjusted to enable vehicles to continue to drive all the way round it when accessing the recycling centre.
- That it will be important to maintain access to the recycling facilities both for the public and for collection, servicing and maintenance purposes throughout the duration of the works and also on completion of the works.
- There is a tree to the north of the vehicular car park entrance at Wilne Lane. This may need to be removed to allow the entrance to be widened to enable access to the multi-user route. If this proves to be the case it should be replaced by a tree of an appropriate, approved species as close as possible to the position of the original tree.
- There is a lamp standard to the north of the vehicular car park entrance at Wilne Lane. This may need to be re-sited to allow the entrance to be widened to enable access to the multi-user route. If this proves to be the case it should be located as close as possible to its original position. If it is to remain in its existing position it should be protected against damage from vehicles.
- That the existing car park barrier should be moved and, if necessary, replaced as part of the relocation of the vehicular entrance.

5.0 Financial Implications

5.1 As the proposal involves a Council property holding it will be necessary to take a further report to the Finance and Management Committee setting out the financial consideration and requesting their approval for the sale of the land. Should this Committee approve the disposal of the land from a service user point of view, Property Services would be responsible for the negotiation of terms with Derbyshire County Council's Estates Department prior to consideration by Finance and Management Committee.

5.2 In regard to the use of part of the car park during construction, the contractor would be expected to keep the site secure and safe at all times and would be responsible for indemnifying the Council against any actions or claims made as a result of any use of the site.

- 5.3 Should the Council not wish to dispose of the land Derbyshire County Council has made provision for the compulsory purchase of the land along the entire route from Long Horse Bridge to Wilne Lane. However, the County Council would prefer that agreement be reached amicably.

6.0 Corporate Implications

6.1 The proposal is consistent with the following themes of the Council's Corporate Plan:

- "Safer and Healthier Communities" in that the route will expand opportunities for walking
- "Rural South Derbyshire" in that the proposal will improve rural transport
- "Prosperity For All" insofar as the facility will expand South Derbyshire's tourism offer

7.0 Community Implications

7.1 The proposal is consistent with the following themes of the Community Strategy:

- "Safe Communities" insofar as an off-highway route will be provided for walkers, cyclists and horse riders thus reducing the potential for road accidents
- "Healthy Communities" in that the proposal will provide opportunities for healthy activity
- "A Sustainable Environment" in that the proposal will enable travel by non-motorised means
- "A Vibrant Economy" in that the facility will expand South Derbyshire's tourism offer

8.0 Conclusions

8.1 Although it would result in an overall reduction in available parking spaces it is considered that this loss would be outweighed by the benefits of securing improved opportunities for non-motorised access and recreation, which may in themselves reduce the need for car parking provision to a degree.

8.2 The proposed development will require planning consent from the County Council and most of the land-use related matters set out in para.s 4.4 and 4.5 could be addressed through the application process. Other aspects of the proposal would need to be dealt with as part of an agreement for the sale of the land and in providing authorisation for the temporary use of part of the remaining car park by contractors. These would both be matters for consideration by Finance and Management Committee.

8.3 It is proposed that the Chief Executive and the Chair of Environmental and Development Services Committee be authorised to determine any minor amendments from this point onwards.

9.0 Background Papers

South Derbyshire Cycling Strategy

South Derbyshire District
Council
2001

South Derbyshire Greenways Strategy

Derbyshire County Council
2006