

**NEWCASTLE-UNDER-LYME BOROUGH COUNCIL**  
**EXECUTIVE MANAGEMENT TEAM'S REPORT TO THE**  
**CABINET**

**21<sup>st</sup> March 2018**

1. **REPORT TITLE**                      **Disposal of Ryecroft, Civic Offices and Merrial Street car parks**
- Submitted by:**                      **Engineering Manager – Graham Williams**
- Portfolio:**                              **Finance and Resources**
- Ward(s) affected:**                      **Town**

**Purpose of the Report**

To seek authority for the making of an order to remove the Ryecroft, Civic Offices and Merrial Street car parks from the town centre off-street parking order.

**Recommendations**

**That members approve that:**

1. **the process to make the order is progressed;**
2. **the making and implementation of a Ryecroft, Civic Offices and Merrial Street car parks off-street parking order be delegated to the Executive Director (Regeneration and Development), following consultation with the relevant Cabinet member, as required.**

**Reasons**

The land forming the Ryecroft, Civic Offices and Merrial Street car parks are part of a larger area of land which is due to be redeveloped.

To enable this redevelopment it is necessary to remove the off-street parking order relating to this piece of land.

1. **Background**

- 1.1. The area of land currently known as Ryecroft car park was formed when the site was purchased from Sainsbury's under a joint venture agreement between Staffordshire County Council and Newcastle Borough Council. The car parks surrounding the Civic Offices and the Merrial Street car park were formed at the time that the building was erected (in the mid-1960s).
- 1.2. To assist the businesses in this area of the town centre off-street parking orders were made which covered parking areas of the site, thereby enabling use of the car parks in the interim period (in the case of Ryecroft) and at weekends (in the case of the Civic Offices and Merrial Street).

2. **Issues**

- 2.1. To enable the redevelopment of the whole Ryecroft site the car parks described above need to be removed from the off-street parking order which covers all the Borough Council town centre car parks.

3. **Proposal**

- 3.1. To enable the said car parks to be removed from the town centre off-street parking order a new off-street parking order needs to be made.

- 3.2. It is proposed that:

3.2.1. the process to make the order is progressed and;

3.2.2. the authority to make the order is delegated to the Executive Director – Regeneration and Development, following consultation with the relevant Cabinet member, as required.

4. **Outcomes Linked to Sustainable Community Strategy and Corporate Priorities**

- 4.1 The removal of the car parks would facilitate the redevelopment of the area thereby contributing to the Council's priority of creating a Borough of opportunity.

5. **Legal and Statutory Implications**

- 5.1 The removal of the car parks from the Off-Street Parking Order is controlled by the Road Traffic Act 1984 and the associated legislation.

6. **Financial and Resource Implications**

- 6.1 The closure of these car parks would result in a reduction of income to the Borough Council of about £30,000 per annum; the expectation being that much, if not all, of this will be replaced by displacement and therefore increased income on other Council owned car parks in the town centre. The timing of the order being brought into effect would be arranged as close as possible to the date upon which the Council is required to provide vacant possession of the site to the developer of the wider site.

7. **Major Risks**

- 7.1 Any objections could delay the removal of the car park from the Off Street Parking Order, which would delay redevelopment of the land.