

Report to the Cabinet

Report reference: C/097/2007-08.
Date of meeting: 4 February 2008.



Portfolio: Civil Engineering & Maintenance.

Subject: Change of Status for Cottis Lane Short Stay and Bakers Lane Long Stay Car Parks.

Officer contact for further information: John Gilbert (01992-564062).

Democratic Services Officer: Gary Woodhall (01992-564470).

Recommendations/Decisions Required:

- (1) That with effect from 1 April 2008 the status of the Cottis Lane short stay car park and the Bakers Lane long stay car park be changed to the combined tariff; and**
- (2) To consider whether, as part of this arrangement, Cottis Lane should be included within the present free Saturday parking regime.**

Report:

1. There are two off street car parks operated by the Council in Epping – the Bakers Lane long stay car park (145 spaces) and the Cottis Lane short stay car park (200 spaces).
2. Although the issue of season tickets is limited to not more than 50% capacity significant difficulties are arising from season ticket holders being unable to find a space within Bakers Lane. This capacity problem arises in the main from the introduction of on street restrictions as part of the Epping parking review and the subsequent displacement from nearby residential areas into the car park. This is exactly what was intended, with long stay parking being in car parks and not outside peoples' houses.
3. We are however receiving complaints from season ticket holders about the absence of available spaces. Whilst a season ticket does not guarantee a space in a particular car park, the situation at present requires management. Increasing the overall number of season tickets is a possible solution, but the overall capacity problem would then transfer from season ticket holders to other long stay users. This is therefore not the recommended solution.
4. As a short-term solution the Portfolio Holder, in December 2007, agreed to enable Bakers Lane season tickets to be used in Cottis Lane until 31 March 2008. However, a more permanent solution is necessary, the preferred option being to change the status of both car parks to the combined tariff, which will:
 - (i) enable season tickets to be issued for Cottis Lane at the lesser long stay rate; and
 - (ii) make better use of underused capacity in Cottis Lane.
5. It should however be noted that based on current policy, this would add Cottis Lane to the schedule of car parks which are free to use on Saturdays. Members are requested to consider whether this should be the case or whether Cottis Lane should be excluded given that there is free parking provided in the Bakers Lane car park. Income from Cottis Lane from Saturday parking is in the order of £2,650 per annum.

Statement in Support of Recommended Action:

6. The proposal to change the tariff structures will make better use of car parking capacity, particularly in Cottis Lane and provide additional season ticket holder capacity thereby dealing with the complaints currently being received.

Other Options for Action:

7. The only alternative actions to that recommended are:

(a) to continue with the temporary arrangement agreed by the Portfolio Holder whereby Bakers Lane season ticket holders can use their permits in Cottis Lane. This is not recommended since it does not provide for a long term manageable solution; or

(b) to increase the proportion of season ticket availability from the current 50% of available spaces. This is also not recommended since it does nothing to manage the overall problem and further reduces capacity for those who wish to find short stay parking spaces, especially given the recent extension of on-street restrictions.

Consultation Undertaken:

8. None.

Resource Implications:

Budget Provision: £2,650, potential loss of revenue from Saturday parking.

Personnel: Nil.

Land: Change in tariff structure for Bakers Lane and Cottis Lane car parks.

Council Plan 2006-10/BVPP Reference: N/A.

Relevant Statutory Powers: Road Traffic Regulations 1984.

Background Papers: CEM Portfolio Holder decision of 10 December 2007, published on 14 December 2007.

Environmental/Human Rights Act/Crime and Disorder Act Implications: N/A.

Key Decision Reference (if required): Not a key decision.