



## CABINET - 16TH APRIL 2013

**SUBJECT: CHERRY TREE HOUSE, CARLTON DRIVE, PENYFAN INDUSTRIAL ESTATE, OAKDALE – CAR PARKING**

**REPORT BY: ACTING CHIEF EXECUTIVE**

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### 1. PURPOSE OF REPORT

- 1.1 To consider the car parking provision for staff based at Cherry Tree House.

### 2. LINKS TO STRATEGY

- 2.1 The WHQS Programme is a major investment for the Council over the next few years. The delivery of this programme requires the realignment of staff resources and the integrated working that is necessary requires staff to be based in suitable office accommodation.

### 3. THE REPORT

- 3.1 In November 2012 the Cabinet approved the use of Cherry Tree House as the office base for the WHQS Delivery Team. It was envisaged at that time that up to 70 staff would be moving. However as the resource position to take forward the programme has evolved it is clear that with agency staff and the recruitment to a number of vacant posts that the design layout capacity of 82 will be reached very quickly following occupation, anticipated to be March / April 2013.
- 3.2 Concerns have been raised by individual members of staff and via the trade unions about the limited amount of car parking that exists at Cherry Tree and questions have been raised as to where staff are expected to park when the car park is full. There are 38 parking spaces within the curtilage of Cherry Tree, which will only meet about 50% of the expected demand.
- 3.3 In the short term there is available on street parking on nearby business park access roads, in particular plateau 2. But this is not a satisfactory long-term solution and may lead to complaints from other occupiers on the business park. Furthermore on street parking on the access road to Cherry Tree will not be advisable as this is quite narrow and such parking would restrict the access to the adjacent factory premises to one lane.
- 3.4 There are two possible options. One would be to rent car parking spaces from a private landlord and the second would be construct a dedicated staff car park on land owned by the Council at the Oakdale Business Park. In view of the fact that Cherry Tree is likely to be in use for a considerable number of years, taking into account that the investment to improve homes will be over the next 7 years and the standard has then to be maintained thereafter, the second option is preferred as the availability is then guaranteed. If at some stage the Council did vacate Cherry Tree the car park would still be an asset that would remain for the benefit of the business park.

- 3.5 A suitable area of land has been identified on plateau 2 which would be an extension to an existing car park, and therefore avoid the need to construct any new highway access. It is a flat grassed area and in a location unlikely to be built on. The proposal would be to provide 40 surfaced spaces to the same construction standard as the existing car park. It is a short walk to Cherry Tree, but no further than walking from the West car park at Penallta House. This would provide reasonable additional parking for the staff at Cherry Tree.

#### **4. EQUALITIES IMPLICATIONS**

- 4.1 An EqlA screening has been completed in accordance with the Council's Equalities Consultation and Monitoring Guidance, and no potential for unlawful discrimination and for low level or minor negative impact have been identified, therefore a full EqlA has not been carried out.

#### **5. FINANCIAL IMPLICATIONS**

- 5.1 The budget cost for the construction of 40 car parking spaces is £82,000 plus fees. Planning permission will be required and this will attract a fee. These costs would be funded from the HRA capital programme and be additional to the adaptations and fit out of Cherry Tree. It is difficult to know what the rental cost would be for 40 spaces without entering negotiations but a reasonable figure might be £250 per space per annum which over 10 years would be £100,000. This is a typical market rate. Caravan storage at Penyfan Industrial Estate is £216 per annum but doesn't include any circulation space. The rental option presupposes that there would be available spaces on privately owned land within the vicinity of Cherry Tree House.

#### **6. PERSONNEL IMPLICATIONS**

- 6.1 There are staff concerns about the adequacy of the car parking, and these concerns are supported by the trade unions. The provision of an additional dedicated staff car park would allay these concerns and remove the need for on street parking. On street parking could lead to highway dangers, impede access roads, and result in complaints from adjacent factories. Public transport availability to Oakdale Business Park is very limited.

#### **7. CONSULTATIONS**

- 7.1 The site identified for the construction of the car park shown on the attached plan has been discussed with Regeneration and Planning and this is a preferred location if this facility is to be provided on plateau 2. No adverse comments have been received on the principle of providing an additional car park but a suggestion was made that parking restrictions should be implemented on the access road to Cherry Tree due to its narrow width.

#### **8. RECOMMENDATIONS**

- 8.1 That the provision of an additional car park for staff based at Cherry Tree, to be located at plateau 2 Oakdale Business Park, be approved, and funded from the HRA capital programme. Subject to planning permission the scheme be implemented as soon as practical.

#### **9. REASONS FOR THE RECOMMENDATIONS**

- 9.1 The Council should make reasonable provision for staff car parking to avoid the need for on street parking on the Oakdale Business Park.

## 10. STATUTORY POWER

### 10.1 Local Government Acts. This is a Cabinet function

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Appendices:

Appendix 1 Location Plan