

PERTH AND KINROSS COUNCIL**Strategic Policy & Resources Committee****11 February 2015****SITE OF FORMER SOCIAL CLUB, CHARLES STREET, PERTH
FUTURE USE****Report by Executive Director (Environment)****PURPOSE OF REPORT**

The purpose of this report is to seek authority to fund an extension of the existing car park on Charles Street, Perth to include the site formerly occupied by Kinnoull Junior FC Social Club.

1. BACKGROUND

- 1.1 The former Social Club on Charles Street was leased to Kinnoull Junior FC Social Club by Perth & Kinross Council until the Social Club ceased trading and relinquished their lease in 2011.
- 1.2 The initial proposal was to sell the site to the Scottish Children's Reporter Administration (SCRA) for their new Perth Office for Children's Hearing Panels. The site is within an area where there have been gasworks and chemical processes undertaken dating back to the late 1800s. As such, SCRA commissioned specialist site investigations, which confirmed that the site shows evidence of coal tars and other contaminants which are indicative of historic industrial operations.
- 1.3 On review of the report commissioned by SCRA, it was the opinion of both the specialist company and the Council's Contaminated Land Co-ordinator that the site could not be redeveloped in isolation without the risk of contamination seepage from elsewhere and as such SCRA withdrew their proposals to develop the site. To assist SCRA to retain a presence in Perth, the Council identified Belhaven House, Marshall Place, as an alternative. SCRA subsequently acquired the building for their new offices.
- 1.4 The extent of the contamination at Charles Street, together with potential future remediation works, is currently being investigated by the Council's Contaminated Land Co-ordinator. Preliminary investigations have confirmed that the site is contaminated with coal tars amongst others contaminants. A detailed cost report by the Contaminated Land Co-ordinator will be prepared once the site investigations have been completed and thereafter options for the longer term redevelopment of both this site and the adjacent car park site considered.
- 1.5 Due to the nature and extent of the contamination along with the potential for remediation costs, it is considered that the best interim use of the site over the next 5-7 years would be to extend the existing car park at Charles Street. The

Council's Contaminated Land Co-ordinator has confirmed that surfacing the site in tarmac would effectively seal the contamination. In the longer term of 7-10 years the entire area occupied as the car park could potentially be remediated and redeveloped.

- 1.6 The Charles Street site and the adjacent car park site are currently designated in the Local Development Plan as a part of a larger potential residential development site at Scott Street/Charles Street. As the original use of the site was that of a licenced social club, Planning Consent would be required for the formation of a car park.

2. PROPOSALS

- 2.1 Draft proposals have been prepared by the Council's Roads Infrastructure section which shows that up to 18 additional parking spaces can be provided as an extension to the existing Charles Street car park. The cost of these works is estimated at £70,000 and it is proposed to utilise the car park reserves. It is estimated that the additional parking spaces will generate additional income of circa £11,000 per annum.

3. BEST VALUE

- 3.1 The Local Government in Scotland Act 2003 requires the Council to make the best use of public resources, including land and property, and to be open and transparent in transactions. The Council is required to demonstrate responsiveness to the needs of communities, citizens, customers and other stakeholders where relevant in its assessment of best value.
- 3.2 The proposals outlined in this report are considered to be consistent with the Council's requirements in terms of the Local Government in Scotland Act 2003. In this case, as the site cannot be developed on its own due to the contamination, it is considered that a car park would make the best use in the short to medium term.

4. CONCLUSION AND RECOMMENDATIONS

- 4.1 Due to the historic contamination and the potential costs involved in remediating the site prior to any longer term future development, the proposal is to provide up to an additional 18 parking spaces. The additional parking spaces should generate additional income of circa £11,000 per annum.
- 4.2 It is recommended that the Committee approve the use of £70,000 from the car park reserves to create additional car park spaces.

Author

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Approved

Name	Designation	Date
Jim Valentine	Executive Director (Environment)	12/1/2015

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1. IMPLICATIONS, ASSESSMENTS, CONSULTATION AND COMMUNICATION

Strategic Implications	Yes / None
Community Plan / Single Outcome Agreement	Yes
Corporate Plan	Yes
Resource Implications	
Financial	Yes
Workforce	None
Asset Management (land, property, IST)	Yes
Assessments	
Equality Impact Assessment	Yes
Strategic Environmental Assessment	None
Sustainability (community, economic, environmental)	None
Legal and Governance	Yes
Risk	None
Consultation	
Internal	Yes
External	None
Communication	
Communications Plan	None

1. Strategic Implications

Community Plan / Single Outcome Agreement

- 1.1 The proposals support the delivery of the Perth and Kinross Community Plan aim for a vibrant and successful area by supporting the Kinross Community Councils desire for additional car parking provision in Kinross.

Corporate Plan

- 1.2 The Council's Corporate Plan 2013 – 2018 lays out five outcome focussed strategic objectives which provide clear strategic direction, inform decisions at a corporate and service level and shape resources allocation. They are as follows:
- i) Giving every child the best start in life
 - ii) Developing educated, responsible and informed citizens
 - iii) Promoting a prosperous, inclusive and sustainable economy
 - iv) Supporting people to lead independent, healthy and active lives
 - v) Creating a safe and sustainable place for future generations.
- 1.3 This report relates to (iii) above.

2. Resource Implications

Financial

- 2.1 The car park reserves will pay for the capital costs of these works but will receive the additional income from the extra parking spaces.

Asset Management (land, property, IT)

- 2.2 The Corporate Asset Management Team have been consulted on the land and property implications and have indicated agreement with the proposals.

3. Assessments

Equality Impact Assessment

- 3.1 Under the Equality Act 2010, the Council is required to eliminate discrimination, advance equality of opportunity, and foster good relations between equality groups. Carrying out Equality Impact Assessments for plans and policies allows the Council to demonstrate that it is meeting these duties.
- 3.2 This section should reflect that the proposals have been considered under the Corporate Equalities Impact Assessment process (EqIA) with the following outcome:
- (i) Assessed as **not relevant** for the purposes of EqIA

Strategic Environmental Assessment

- 3.3 The Environmental Assessment (Scotland) Act 2005 places a duty on the Council to identify and assess the environmental consequences of its proposals.
- 3.4 The proposals have been considered under the Act and no further action is required as it does not qualify as a PPS as defined by the Act and is therefore exempt.

Legal and Governance

- 3.5 The Head of Legal Services and the Head of Democratic Services have been consulted in the preparation of this report.

4. Consultation

Internal

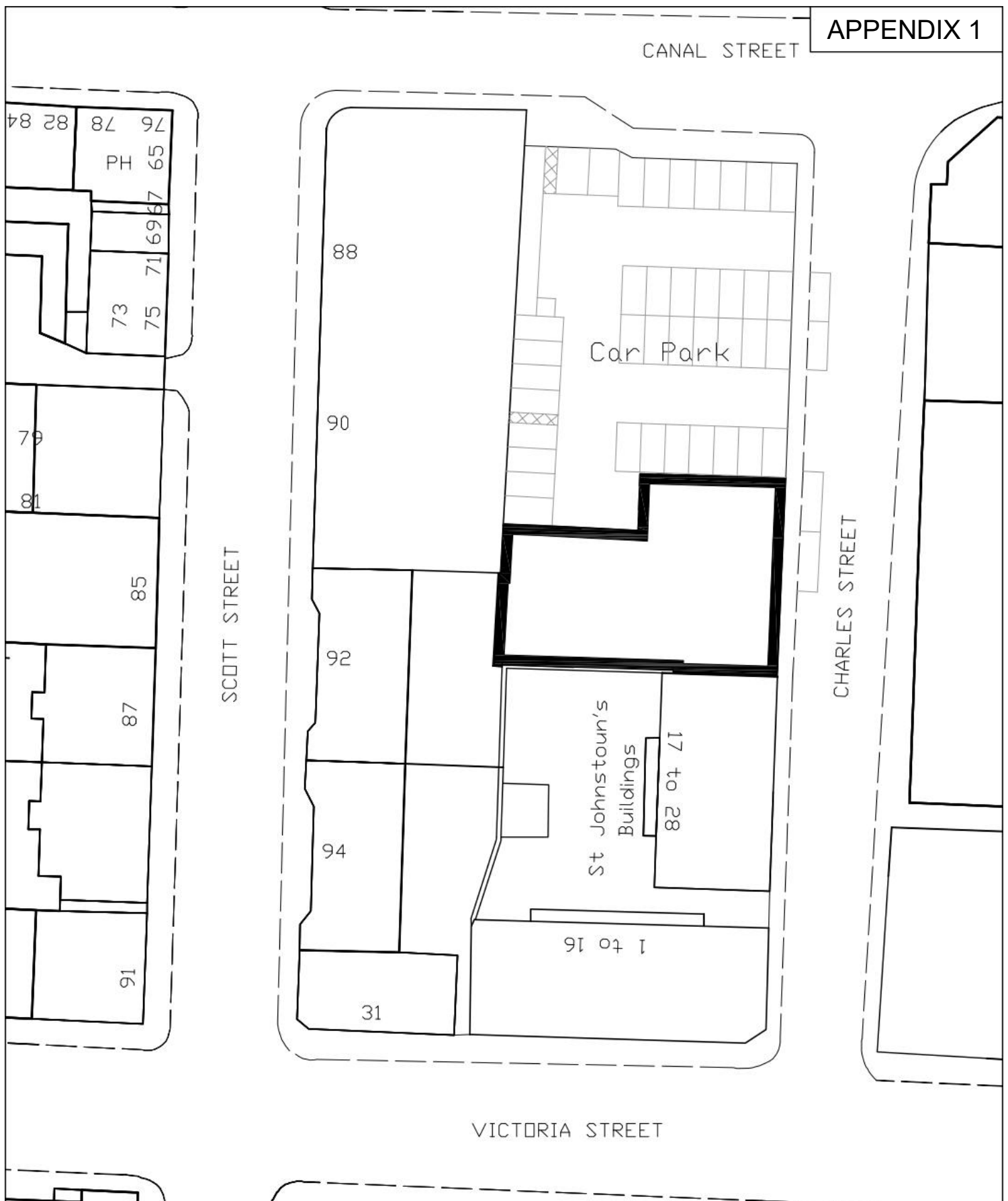
- 4.1 The Head of Legal Services, the Head of Democratic Services and the Head of Finance have been consulted in the preparation of this report.

2. BACKGROUND PAPERS

2.1 No background papers have been relied upon in the preparation of this report.

3. APPENDICES

3.1 Appendix 1 - Location Plan.



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Car Park
Charles Street
Perth

Proposed Car Park Extension
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COMMITTEE REPORT PLAN



Printed at
Scale: 1:500

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