

PERTH AND KINROSS COUNCIL**Enterprise and Infrastructure Committee – 30 January 2013****MILL STREET, KINROSS – PROPOSED CAR PARK****Report by Depute Director (Environment)**

This report outlines a proposal to demolish the Social Work Office building in Mill Street, Kinross and create a public car park over its footprint.

1. RECOMMENDATION

1.1 The Committee is asked to agree:

- (i) To support in principle the creation of a public car park at the site of the former Social Work office building in Mill Street, Kinross.
- (ii) To refer the proposed demolition of the office building and creation of the public car park to the Property Sub-Committee for approval.
- (iii) Subject to the approval of the Property Sub-Committee, the Executive Director (Environment) be requested to commence the legal process to promote a variation to the Off-street Car Parks Traffic Regulation Order (TRO).

2. BACKGROUND

- 2.1 The Social Work Office building in Mill Street, Kinross has been vacant since 2011 following the relocation of services and staff to Loch Leven Community Campus.
- 2.2 In accordance with the Common Process for the Disposal of Surplus and Redundant Assets, and under the Scheme of Administration the building was declared surplus by the Executive Director of Housing and Community Care in April 2011 under the Scheme of Administration.
- 2.3 No other Service has identified a requirement for the building. However, the Environment Service, through discussions with the local Elected Members, have established a demand for additional car parking in Kinross, and it is therefore proposed to demolish the building and create a car park over the site footprint.

3. Parking in Kinross

- 3.1 At present there are three car parks (Curate Wynd, Old Causeway and School Wynd) located within the town centre. These provide 67 parking spaces, 3 of which are designated for use by blue badge holders. There are also a number of on-street spaces in the High Street and the adjacent streets.

- 3.2 Although there is a large parking area in Mill Street (approximately 20 parking spaces) the majority of these are utilised by the residents of the adjacent flats and houses leaving only a few for visitors.
- 3.3 In the main part of the High Street (between Piper Row/Swansacre and Montgomery Street) there are approximately 16 on-street parking spaces. However, as part the proposed Environmental Improvement Scheme it is estimated that around 5 of these spaces will be lost.
- 3.4 At present the site of the former High School is currently available for public parking and signs are in place to advise drivers of this. However, this site is currently “under offer” and is unlikely to be available for public parking in the near future.

4. PROPOSALS

- 4.1 Taking account of the current parking situation it is recognised that there are concerns about the future availability of parking spaces within Kinross town centre.
- 4.2 The Mill Street site provides an opportunity to provide a car park in the town centre.
- 4.3 It is proposed to demolish the building and provide a car park over the site footprint. The proposed layout is shown at Appendix 1.
- 4.4 To form the car park, 4 existing on-street parking spaces adjacent to the building will be removed. The new car park will provide 19 parking spaces therefore an additional 15 spaces will be provided. It is also proposed to convert 2 existing parking spaces at the start of Mill Street to disabled parking spaces.
- 4.5 It is highlighted that if the building was to remain and the existing car park within this site was to be used for public parking, it would only be possible to provide 4 parking spaces in accordance with recommended layouts for parking.
- 4.6 It is proposed to add the car park to the Off-Street Parking Places TRO which allows the spaces to be regulated and conditions of use imposed. There are no plans to introduce charges in the parking spaces.

5. CONSULTATION

- 5.1 The Head of Legal Services, the Head of Democratic Services and the Head of Finance have been consulted in the preparation of this report. The local Elected Members for the area have also been consulted and support the proposal to create a car park.

- 5.2 At a recent well attended exhibition and consultation event for the proposed Environmental Improvement Scheme strong comments were made about the wish to see more parking in the town centre.

6. RESOURCE IMPLICATIONS

6.1 Capital

- 6.1.1 There are no Capital resource implications arising directly from the recommendations in this report.

6.2 Revenue

- 6.2.1 There will be costs involved associated with the planning application and promoting the variation to the Off-Street Parking Places Order. These are estimated at £1,000.
- 6.2.2 There will be costs involved in the demolition of the building, including service terminations, (£17,000), construction of the car park (£45,000) and the provision of street lighting, signs and road markings (£12,000).
- 6.2.3 The works will be funded from an allocation of £75,000 from the Car Parking Account in 2013/14.
- 6.2.4 It is estimated that the revenue commitments arising from the routine maintenance of the infrastructure detailed in this report is £500 and will be met from the Car Parking Account. These costs will require to be prioritised within the existing budget.

7. COUNCIL CORPORATE PLAN OBJECTIVES 2009-2012

- 7.1 The Council's Corporate Plan 2009-2012 lays out five Objectives which provide clear strategic direction, inform decisions at a corporate and service level and shape resources allocation. This report impacts on the following:
- (a) A Safe, Secure and Welcoming Environment
 - (b) Healthy, Caring Communities
 - (c) A Prosperous, Sustainable and Inclusive Economy

8. EQUALITIES IMPACT ASSESSMENT (EqIA)

- 8.1 An equality impact assessment needs to be carried out for functions, policies, procedures or strategies in relation to race, gender and disability and other relevant protected characteristics. This supports the Council's legal requirement to comply with the duty to assess and consult on relevant new and existing policies.
- 8.2 The function, policy, procedure or strategy presented in this report was considered under the Corporate Equalities Impact Assessment process (EqIA) with the following outcome:

- (i) Assessed as relevant but no further actions are required as the proposals summarised in the committee report do not require further assessment as they do not have an impact on people's wellbeing or equality protected characteristics, other than improving the general safety of the road network and all the benefits this brings to everyone.

9. STRATEGIC ENVIRONMENTAL ASSESSMENT

- 9.1 Strategic Environmental Assessment (SEA) is a legal requirement under the Environmental Assessment (Scotland) Act 2005 that applies to all qualifying plans, programmes and strategies, including policies (PPS).
- 9.2 However, no further action is required as it does not qualify as a PPS as defined by the Act and is therefore exempt.

10. CONCLUSION

- 10.1 This report details a proposal to demolish the Social Work Building in Mill Street, Kinross and create a 19 space car park over its footprint. Approval will allow the design work to commence and the planning application to be submitted, with a view to demolishing the building and constructing the car park in 2013/14.
- 10.2 The report also details a proposal to promote a variation of the Council's Off-Street Parking Places Traffic Regulation Order to include this car park within the Order. The parking spaces will be free of charge and their use will be controlled by the Council's Parking Attendants. Approval will allow design work to start to be made to the formal procedure to promote a Traffic Regulation Order. This procedure will involve statutory consultation, preparation of a Draft TRO and advertising in the press. This will provide an opportunity for additional comments to be made or objections to be raised. Should objections be raised, these will be reported back to Committee, with appropriate recommendations.
- 10.3 The proposed Environmental Improvement Scheme aims to make the town centre a more attractive place in which to live, work and visit, and to encourage visitors to stop and spend town in the town centre. It is considered that the provision of additional car parking will assist in achieving these aims.

**BARBARA RENTON
DEPUTE DIRECTOR (ENVIRONMENT)**

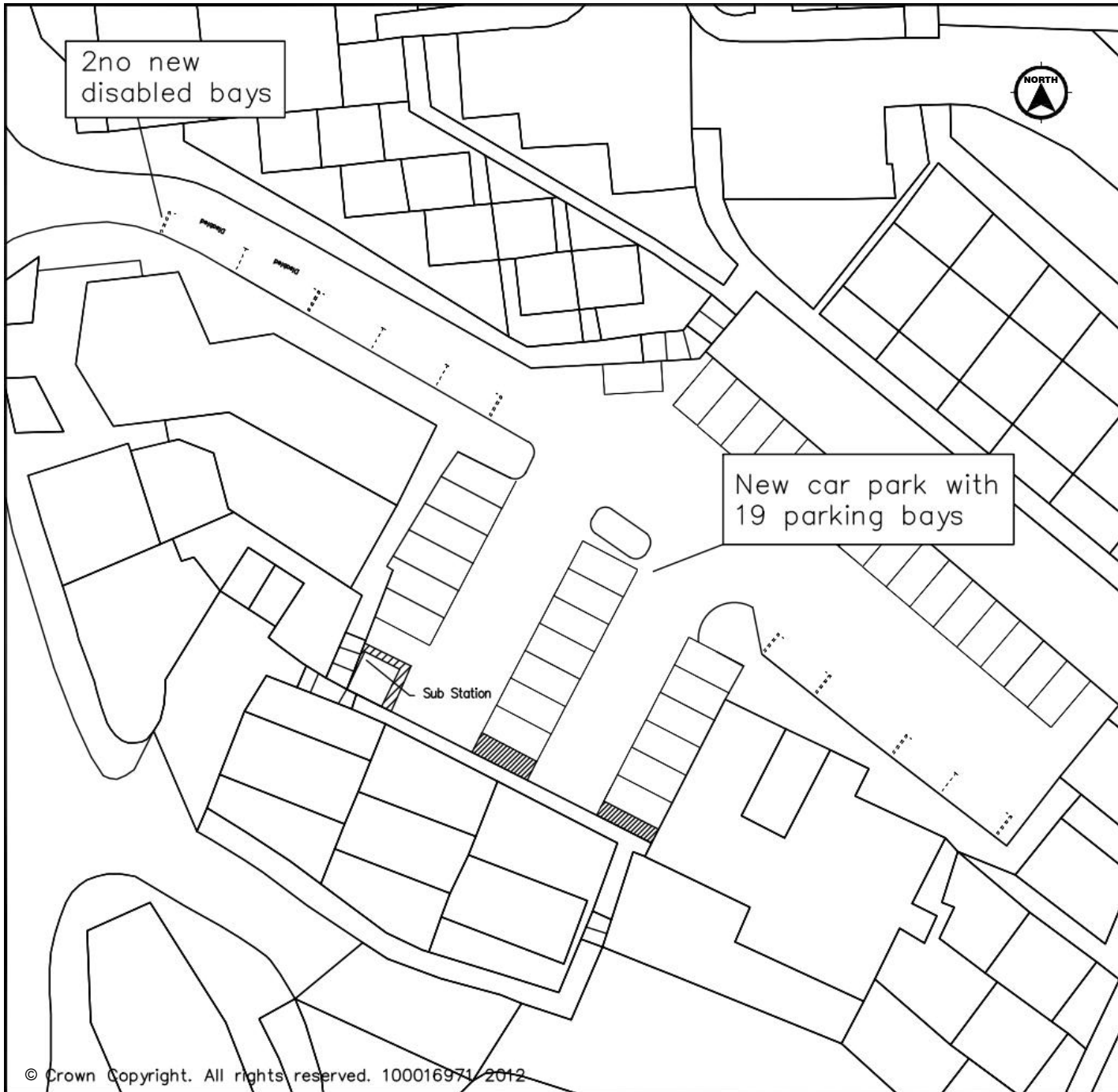
No background papers as defined by Section 50D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information) were relied on to any material extent in preparing the above Report.

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Date of Report 30 November 2012

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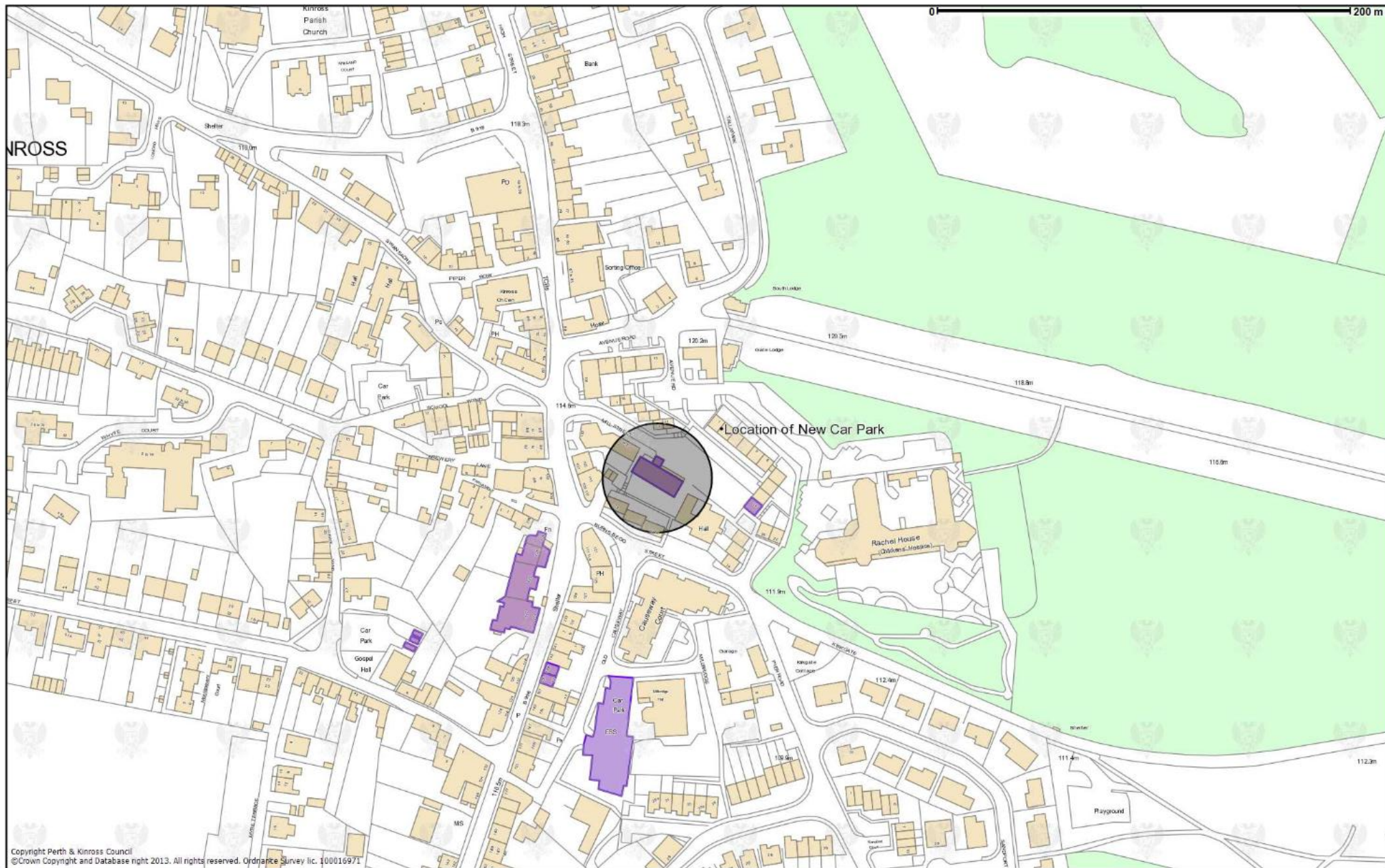
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NOTES:

1. All works shall be set out on site with the Engineer's Representative.
2. All dimensions in millimetres unless otherwise stated.
3. Road markings shall be thermoplastic screed with applied glass beads laid to standard diagrams as detailed in The Traffic Signs Regulations and General Directions 2002 and the Traffic Signs Manual chapter 5.
4. Traffic Signs shall be manufactured and erected in accordance with The Traffic Signs Regulations and General Directions 2002 and the Traffic Signs Manual chapter 7.

| Suffix | Revision Details | by | Apprd | Date |
|---|------------------|--|-------|------|
| AMENDMENTS | | | | |
|  <p>PERTH & KINROSS COUNCIL</p> | | <p>Mill Street, Kinross</p> <p>Proposed Car Park</p> | | |
| <p>The Environment Service</p> | | <p>Executive Director : J Valentine BSc., CEng., F.I.C.E.,</p> | | |
| <p>Drawn by: S. King</p> <p>Checked by: C. Daly</p> <p>Approved by: C. Davidson</p> <p>Date: 07/12 /2012</p> | | <p>Drawing Scale: Not To Scale@A4</p> <p>Project Code: 00000</p> <p>Drawing No: 00000/02</p> | | |



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The Environment
Service

Scale 1:2500



Mill Street, Kinross

Proposed Car Park - Location Drawing

