

Cirencester Parking Demand Project Board

Meeting notes 21 January 2019

Please note these notes are available to the public except any sections shown in yellow which must remain confidential.

Attendees: Councillors: Cllr. Mark Harris, (Chairman), Cllr. Chris Hancock, Mark MacKenzie-Charrington, Tony Berry and Officers: Claire Locke, Jenny Poole, Bhavna Patel, Andy Dike, Carl Jones, Christine Cushway, Bob McNally and Helen Argo (note taker)

1 Apologies: Cllr Jenny Forde.

2 Notes of the Last meeting

The notes of the meeting held on 17 December 2018 were approved with a number of items to be redacted. Carl Jones to send to Bob McNally final version for website.

Any further matters arising will be addressed during the meeting.

3 Temporary Decking

Claire Locke prepared some indicative costs based on the previous quote we received in 2017. Based on the temporary decking creating an additional 100 spaces, the initial start-up costs would be in the region of £710,000, a further £22,000 for planning consent, additional costs to business rates £13,500 and further costs for project management support (unknown). It was agreed that we need to look at the whole picture of the town and take into account future developments. Need to speak to planning about the best site for temporary permission. Agreed it would be best positioned on the south side of town, possibly the Old Station car park. Due to the cost the council will need to seek a formal procurement process to obtain 3 quotes. It was suggested that as we are already using Perfect Circle (for professional services via Scape framework) they may be interested in providing the project management support.

It was agreed that the decking should be in position for about two years, once we have the planning permission in place. There is a 6-month lead time from the award of the tender to completion of the work (even though, the actual erection is only a matter of a week or two). The car park chosen for the decking would only be out of action for a minimum period. In theory, the decking could be installed before work commences on the Waterloo. Claire Locke worked out that on average each car parking space creates £1,250 revenue for the Council each year.

Jenny Poole commented on the revenue position outlining it is very challenging. The medium term strategy has £15 million in its account and could be allocated between two projects. The unknown is the cost of the Waterloo.

The Parking Board agreed to support the temporary decking. Officers to write a report for cabinet on 14 February to obtain costs for the procurement and work involved in applying for planning permission and then take to Full Council on 26 February. Cllr Berry said "we must have parking and soon".

4 OMH

The current planning application will be taken to planning committee in either February/March. Perfect Circle has been appointed to oversee the professional services with the contractor Kia. Ecology has requested a second mitigation licence for the bats. Archaeology has raised some concerns. Communication boards and railings to be sourced now before work starts.

5 Rugby Club

The lease has been finalised and passed on but not signed. Chester Masters have asked for a fence to be erected between the car park and Harebush woods and for any rubbish that may have been dropped in the car park to be cleared from Harebush woods.

We are still awaiting the side letter to the covenant that states that the land may be used for public car parking. Davey Law to chase solicitors for Chester Masters. We cannot move forward with this project until the side letter is received, reviewed and agreed. This is the key reason for the delay in this project.

Davey Law has asked for an additional fee of *Text has been deleted to protect confidential information relating to specific negotiations with site owners, site purchase and lease negotiations and financial data which cannot yet be made public.*

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for completion of the lease

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contingency fund in case the application goes to appeal

Legal are concerned that this additional fee is unjustified – Cllr Berry to have a discussion with Peter Davies of Davey Law to see how this might be best addressed.

Agreed to hold a joint consultation with the Rugby Club for residents and interested parties, Carl Jones to co-ordinate an evening during the last week of February. *Text has been deleted to protect confidential information relating to specific negotiations with site owners, site purchase and lease negotiations and financial data which cannot yet be made public.*, a resident who lives near the entrance, has requested to see the pre app advice; Rugby Club has given permission for this to be shared.

If the legal issues were resolved by 25th Jan, the planning application could be submitted mid-March and could be determined by 13 June planning committee meeting.

6 Waterloo

The soil Inspection has been pushed back. Cllr Joe Harris asked if it is likely to be noisy, as they will be boring down 20 metres – yes it is. CCTV inspection of the drains was scheduled to take place 4/5 February causing little disruption. A topography survey was scheduled to take place 28 January.

EIA deadline for consultation is 21st January. The EIA scoping document that sets out the proposed scope and content of the EIA Environmental Statement, produced by planning consultants, TEP

seems to be meeting with approval of the statutory consultees. Planning consultant ready to commence the Environmental Statement in the next couple of weeks.

RIBA – has appointed an architect to help with the recruitment of the wrap architect competition.

Contractor and Professional Services – Perfect Circle to provide fee proposals for the suite of professional services required for the pre-construction and construction phases of the project.

Design Progress - Stripe will produce 3D images of the proposed multi-storey car park to provide an initial impression of the scale and 'massing' in relation to the surrounding area..

Until we get more developed designs (which can't progress until the Soil Inspection is carried out), we won't be in a position to know the likely cost of building the multi storey. We will be meeting prospective contractors in the next couple of weeks and will ask if they have indicative costs for the build and external wrap.

7 Any Other updates

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Brewery Car Park/development – no update *Text has been deleted to protect confidential information relating to specific negotiations with site owners, site purchase and lease negotiations and financial data which cannot yet be made public.*

Beeches Car Park – it was reported that one of the electrical charging points is not working. Claire thought it had been fixed over the Christmas period but she will chase.

Project Risks -

Planning fee for the temporary deck car park will be in the region of £22,000.

Electric substation - Stripe has flagged that the substation may not have sufficient capacity for electric charging points in the new Waterloo car park and may need to be upgraded at an approximate cost of £80,000.

8 Communications

Bob McNally to compile a database of comms; emails received and who has responded.

Final tweaks to Bob's Waterloo leaflet.

Bob to send out a press release regarding the bore hole drilling and current Waterloo permit holders will be allowed to park in the Abbey grounds car park whilst a section of the car park is cordoned off.

Forward Planning has organised a “Cirencester Futures meeting” Cllr Berry attending, Bob will produce a press release after the event.

The Yellow Bus has requested a place to store excess blankets etc. Ivan looking to see if there is somewhere at Trinity Road.

9 Items for Local Plan Board

Temporary decking and site suitability.

10 AOB

Cllr Mackenzie Charrington said he has been in correspondence with *Text has been deleted to protect confidential information relating to specific negotiations with site owners, site purchase and lease negotiations and financial data which cannot yet be made public.*, a resident, regarding the number of disability parking spaces in Cirencester. The number of disabled spaces provided in a car park is not a statutory requirement; they are just guidelines. As and when we upgrade the car parks we are increasing the number of disabled spaces. The Forum and Beeches car parks have had a couple of extra spaces created, The Brewery and Old Station are short of approximately 10 spaces but these will be reviewed when the car parks are next refurbished. GCC is looking at disabled parking in the Market Place in Cirencester.

11 Date of next meeting: Monday 25 February 2019 2pm Committee Rooms.