

## DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
HEAD OF TECHNICAL SERVICES	EXECUTIVE COMMITTEE	25 MAY 2023	7
<b>OVERNIGHT MOTORHOME PARKING ON FAIRHAVEN ROAD CAR PARK</b>			

### PUBLIC ITEM

This item is for consideration in the public part of the meeting.

### SUMMARY

A review of motorhome parking provision by the Car Park Working Group in 2021 highlighted the possibility of additional locations where motorhomes could be allowed to park overnight in limited numbers. At the time the group suggested that Fairhaven Road Car Park would be suitable but, due to specific circumstances affecting the site at the time (see item 5 of this report), it was not appropriate to proceed. Since then the number of motorhomes parking on the Promenade road in St Annes has remained high, particularly throughout the summer season.

To provide an alternative overnight parking location for motorhomes the committee is requested to approve the introduction of overnight motorhome parking on Fairhaven Road Car Park, restricted to 8 designated bays accommodating vehicles up to 7m in length with conditions of use and charges set similar to those in nearby locations.

### RECOMMENDATIONS

#### The committee is requested to:

1. Agree to allow overnight motorhome parking on Fairhaven Road Car Park for an 18 month trial period with a limit of 8 motorhomes allowed to stay overnight, restricted to designated overnight motorhome parking bays with a maximum vehicle length of 7;
2. Agree to apply the terms and conditions as set out in item 10 of the report and charges as set out in item 12 of the report;
3. Agree that where overnight motorhome parking of motorhomes is limited to certain bays, all other vehicles to be excluded from parking in those bays;
4. Delegate authority to the Head of Technical Services to consider any objections to the proposed amendments to Fylde Council's car park Traffic Regulation Order; and
5. Delegate authority to the Head of Technical Services to make changes that he deems necessary to the proposed order as a result of any objection, following consultation with the Lead Member for Customer and Operational Services.

### SUMMARY OF PREVIOUS DECISIONS

[Operational Management Committee at its meeting on the 16 June 2021](#) resolved;

1. Agree to changes to the overnight motorhome parking scheme including:
  - a) On St Annes Swimming Pool Car Park limit the maximum number of motorhomes allowed to stay

overnight to 7; restricted to the existing oversized bays whilst parked overnight with a maximum length of 8m.

- b) Where overnight motorhome parking of motorhomes is limited to certain bays, all other vehicles to be excluded from parking in those bays.
2. Overnight motorhome parking would be introduced on North Promenade and St Paul's Avenue Car Parks with conditions and tariffs set as detailed in the report.

[Operational Management Committee at its meeting on the 14 July 2021](#) resolved;

1. To delegate authority to the Director of Development Services to review any objections to the proposed amendments to Fylde Council's car park Traffic Regulation Order as agreed at the Operational Management Committee held on 16th June 2021.
2. Should the Director of Development Services deem an objection merits the proposals being varied, this would be agreed in conjunction with the Chair of the Operational Management Committee.

[Operational Management Committee at its meeting on the 15 March 2022](#) resolved;

1. To introduce seasonal car parking charges from 1st November to 20th March each year as set out in the report.

#### CORPORATE PRIORITIES

Economy – To create a vibrant and healthy economy	✓
Environment – To deliver services customers expect	✓
Efficiency – By spending money in the most efficient way	✓
Tourism – To create a great place to live and visit	✓

## REPORT

### BACKGROUND

1. In 2012 overnight motorhome parking was allowed on the lower section of St Annes Swimming Pool Car Park. Following the success of this scheme it was extended to North Beach Car Park. At both locations a reduction in anti-social behaviour has been observed.
2. Although the motorhome scheme at St Annes Swimming Pool Car Park had been successful in attracting new visitors to the area, to the extent that other districts cite Fylde Borough as an example when establishing their own schemes, there was an opinion of some that the scheme was a victim of its own success. During the summer months, particularly during summer 2020 when fewer international holidays were taken, the number of motorhomes in the lower section of the car park regularly exceeded 30. On these occasions the large number of motorhomes displaced other visitors, particularly when larger vehicles parked over multiple bays (which previous restrictions allowed for) and had an alleged detrimental effect on some neighbouring businesses.
3. Following the Car Park Working Group meeting in 2019 the prices of overnight parking were increased in an attempt to manage use. These changes were implemented following the lifting of lockdown restrictions in May 2020. However, in part due to the unique situation the year presented, the price changes did not result in reduced use. During the review of fees and charges by the committee on 12<sup>th</sup> January 2021 it was agreed to further increase prices to manage use.
4. The Car Park Working Group of 2020/21 extensively discussed overnight motorhome parking; whether motorhomes should be banned from all car parks, limited to a single location or spread out in smaller numbers across numerous locations. All sea-front car parks were considered. Consensus was reached that provision of overnight motorhome parking was required; however, this should be spread out in smaller numbers across multiple car parks on which motorhomes would be restricted to certain bays. This resulted in the implementation of changes during summer 2021 to extend overnight motorhome parking to North Promenade and St Paul's Avenue car parks as well as limiting parking on St Annes Swimming Pool Car Park.

5. The Car Park Working Group also considered Fairhaven Road Car Park as an appropriate location to be included in the Overnight Motorhome scheme but due to issues affecting the location at that time (the car park hosted the Covid testing facility from November 2020 until May 2022) and uncertainty as to when the proposed St Annes Sea Defence works, which is likely to impact the car park, were due to start, it was not taken forward at that time.

#### **PROPOSAL TO INTRODUCE OVERNIGHT MOTORHOME PARKING TO FAIRHAVEN ROAD CAR PARK**

6. The Covid testing facility was removed in May 2022 and the car park currently operates as it did prior to the start of the pandemic. Work on St Annes sea defences is due to start Autumn 2024.
7. Overnight motorhome parking along St Annes Promenade has been a concern for residents and Councillors for many years with a noticeable increase in motorhomes along the Promenade since 2020.
8. It is proposed to introduce overnight motorhome parking on Fairhaven Road Car Park, limited to 8 bays designated to use by motorhomes only, positioned as far away from neighbouring residential properties and businesses. To accommodate larger vehicles up to 7m long the layout of the car park will be slightly amended to lengthen and widen bays. The provision of 8 motorhome bays will require the loss of 20 standard bays. To assess whether there is a positive or negative impact to the area of introducing the scheme on a permanent basis after the sea defence works are complete it is proposed the scheme is introduced for an 18 month pilot period until the sea defence works start.
9. Image 1 shows the current car park layout. Image 2 shows the proposed new layout.

Image 1 – Current Fairhaven Road Car Park Layout

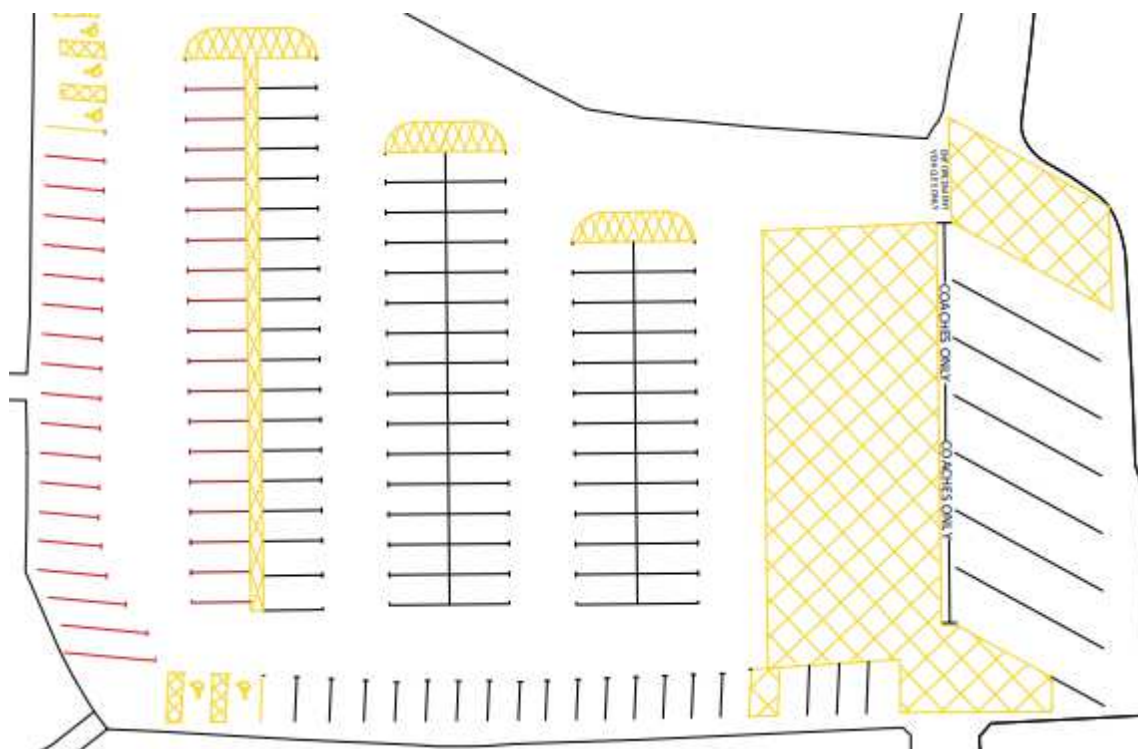
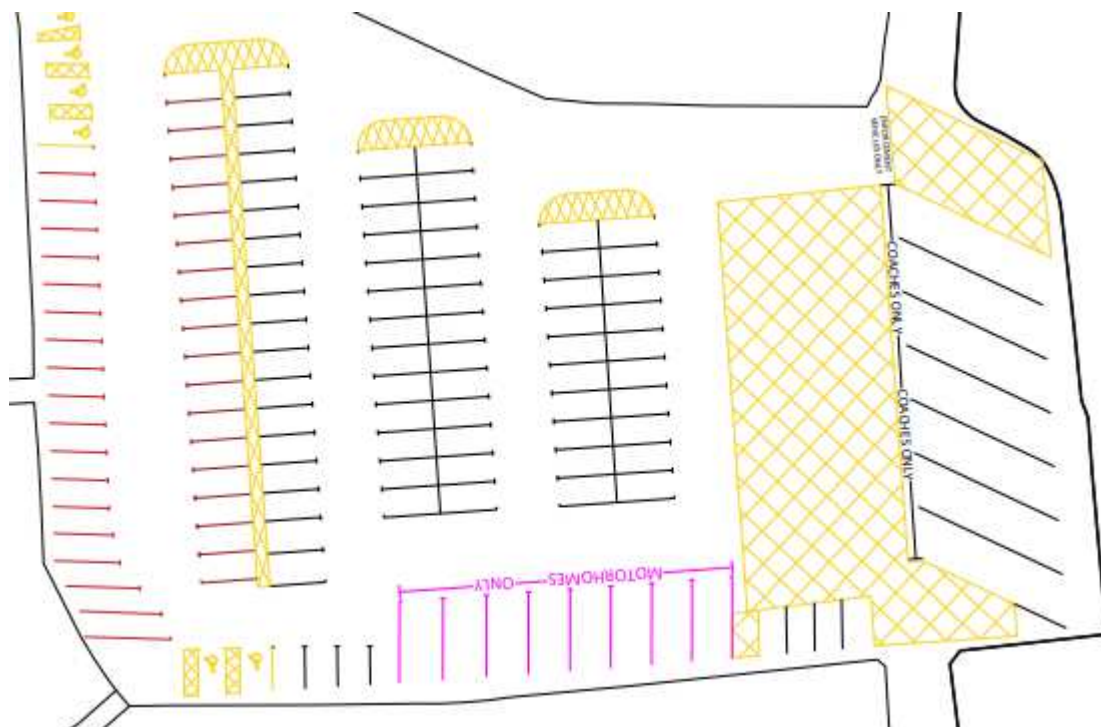


Image 2 – Proposed Fairhaven Road Car Park Layout



10. As with other locations where overnight motorhome parking is allowed, the following conditions of use will be applied.
  - 'Motorhome' defined as all campervans, motor caravans and motorhomes; either purpose built or converted to allow sleeping.
  - Motorhomes parking between 7pm to 9am the following day must park in a designated bay
  - Maximum stay of 2 days (48 hours). No return visit allowed within 4 days.
  - Vehicles must fit within a single bay and be no more than 7m long.
  - No caravans or trailers.
  - No open fires, BBQs, generators, or loud music.
  - No setting out of furniture, awnings or washing lines in the car park.
  - No overnight concessions for blue badge holders.
  - That there is no dumping of waste or rubbish.
  - That responsible motorhome owners report all instances of excessive noise, littering and antisocial behaviour to the Council at the first opportunity. Any antisocial issues to the Police at the time of occurring.
11. Signs will direct motorhome users to where liquid waste can be disposed of and the locations of alternative overnight parking.

12. Charges for overnight motorhome parking are currently split with higher charges applying to locations closer to the Town Centre and other amenities with lower charges at locations that are quieter and more remote. It is suggested that charges for Fairhaven Road Car Park be set at the higher level. These would be:

Location of Parking Place		21 <sup>st</sup> March to 30 <sup>th</sup> October	1 <sup>st</sup> November to 20 <sup>th</sup> March
Fairhaven Road Car Park (motorhomes)	All days Up to 1 day (24 hours) 1 to 2 days (24 to 48 hours)	£15.00 £25.00	£10.00 £17.50

13. Outside the annual budget setting process, any amendment or introduction of new fees and charges which are expected to vary income by up to £25,000 in any one financial year can be approved by Executive Committee, whilst those with an impact over £25,000 in any one financial year require Council approval. The introduction of overnight motorhome parking at this location is expected to increase income by between £10,000 - £20,000.
14. During the day, motorhomes will be able to park in any standard bay at the standard parking fees on all long stay car parks as they currently do. Restrictions on parking areas will only apply to those parking overnight.
15. It should be noted that Parking Services can only enforce against contraventions associated with the vehicle (i.e. whether they have paid to stay, how long they stay for, whether they are located in the correct area, are parked within a bay, are of the correct length and that trailers and caravans are not allowed). Open fires and BBQs can be enforced by other Council officers under the relevant PSPO.

#### **AMENDING CAR PARK LEGAL ORDER**

16. To implement and enforce the proposed changes, the car park Traffic Regulation Order (TRO) needs to be amended to reflect these changes.
17. To amend the TRO the proposed changes need to be advertised via a Notice of Proposals in printed media and at the location affected by the changes. The Notice of Proposal will direct individuals to view the Draft Order on the Council's website. Members of the public are invited to submit objections in writing within 21 days of the notice being published.
18. After 21 days any objections need to be considered before the Order is finalised and a Notice of Making is advertised. This has previously been done by the Operational Management Committee through the car park working group. Consideration of objections would now fall within the remit of the Executive Committee. This would be likely to delay the implementation of the changes until after the current summer season has concluded.
19. To enable the proposed changes (if accepted) to be implemented at the start of the summer season, the committee is requested to delegate authority to consider any objections received to the proposed amendment to the TRO to the Council's Head of Technical Services. Should the Head of Technical Services deem an objection merits the proposal being varied, any resulting modification would be decided by the Head of Technical Services following consultation with the Lead Member for Customer and Operational Services.

#### **FINANCIAL IMPACT**

20. The introduction of overnight motorhome parking will require the loss of 20 standard parking bays. Throughout most of the year this car park is under-utilised so the loss of these standard bays will not impact income during this period. The loss of these parking bays will only be noticeable during the peak of the summer season over about 2 months each year with a potential maximum loss of income of about £3,000.
21. As experienced at other locations, the overnight motorhome parking bays are likely to be used throughout the year. Predicted income ranges between £10,000 and £20,000.
22. To introduce these changes, the Car Park legal order will need to be varied, including advertising the changes twice. The parking machine software will need changing, new signage and line markings altered. It is estimated costs will be approximately £4,000 which will be met from existing car park revenue budgets.

IMPLICATIONS	
Finance	This report seeks approval to the introduction of overnight motorhome parking at Fairhaven Road Car Park for an 18-month trial period, within the restrictions outlined within the report. If approved this is expected to generate additional income of £10,000 - £20,000 per annum, offset by a reduction in income for other vehicle parking estimated at up to £3,000 per annum. There will be associated one-off introductory costs of approximately £4,000 which will be met from existing car park revenue budgets. If approved the financial implications will be reflected in future updates to the council's financial forecast.
Legal	The procedure for and effects of the proposed change are dealt with in the body of the report.
Community Safety	None
Human Rights and Equalities	None
Sustainability and Environmental Impact	None
Health & Safety and Risk Management	None

LEAD AUTHOR	CONTACT DETAILS	DATE
Andrew Loynd	Email & Tel 01253 658 527	12 <sup>th</sup> May 2023