

## DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES DIRECTORATE	OPERATIONAL MANAGEMENT COMMITTEE	14 NOVEMBER 2017	4
<b>PROPOSAL FOR OVERNIGHT MOTORHOME PARKING AT NORTH BEACH CAR PARK</b>			

### PUBLIC ITEM

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

#### SUMMARY

Since 2012 Fylde Council has operated an overnight motorhome parking scheme on St Annes Swimming Pool Car Park which has been very successful. The Committee has previously considered a report and resolved to proceed with consultation with a view to extend the Motorhome scheme to North Beach Car Park. This resulted in a proposal being consulted in summer 2017. The outcome from this consultation was broadly negative from local residents.

As a result of the consultation it is being proposed that an initial 1 year pilot scheme be implemented to find out whether the resident's concerns are valid, if mitigating measures can be taken or whether the scheme should be withdrawn.

It is also suggested that the current tariffs charged on North Promenade Car Park be reduced to encourage other visitors.

#### RECOMMENDATIONS

1. To operate a one year pilot scheme to assess the viability of operating an overnight motorhome parking scheme on North Beach Car Park. The scheme will be reviewed by members after September 2018.
2. To reduce standard tariffs on North Beach Car Park in line with Lytham Station Car Park and implement overnight motorhome parking charges with similar reduced rates. The financial consequence of these changes will be a negligible net effect (or is not quantifiable at this point and any revised income levels will be reflected in future updates to the financial forecast).

#### SUMMARY OF PREVIOUS DECISIONS

##### Council – 5<sup>th</sup> December 2016

Report to Full Council on Proposed Increase to Car Park Pay and Display Fees which resolved 'to increase car park tariffs by an average 5% with effect from 1 April 2017'

##### Operational Management Committee – 13<sup>th</sup> September 2016

Report from the Car Parking Working Group Report which resolved 'To proceed with a consultation with residents with a view to extend the Motorhome scheme to North Beach Car Park' and 'To recommend to Council an increase in car park tariffs by an average of 5%'.

##### Cabinet – 15<sup>th</sup> January 2014

Report to Cabinet on Car Parking which resolved 'To agree to the existing Car Park Orders being amended to allow a 24 hour multi-day motorhome tariffs on The Island'

Portfolio Holder Decision – 14<sup>th</sup> March 2012

Report to allow Overnight motorhome parking on St Annes Swimming Pool Car Park

Cabinet – 28<sup>th</sup> April 2010

Report on North Beach Car Park Charging which resolved 'To agree to charges being levied on North Beach car park in accordance with those set by Council using the pay and display method of charging and that a variation of order be advertised.'

**CORPORATE PRIORITIES**

Spending your money in the most efficient way to achieve excellent services ( <b>Value for Money</b> )	✓
Delivering the services that customers expect of an excellent council ( <b>Clean and Green</b> )	✓
Working with all partners ( <b>Vibrant Economy</b> )	✓
To make sure Fylde continues to be one of the most desirable places to live ( <b>A Great Place to Live</b> )	✓
Promoting Fylde as a great destination to visit ( <b>A Great Place to Visit</b> )	✓

**REPORT**

Background

North Beach Car Park

1. Prior to 2010 North Beach Car Park was a free-of-charge public car park. Following the introduction of charges user numbers have fallen resulting in the car park being under-utilised, though the income that is generated covers operating costs as predicted at the time. Additional use of the car park would generate more income and increase use of the surrounding beach area. In addition, with fewer users this location has seen an increase in antisocial behaviour, particularly at night.

Overnight Motorhome Scheme on St Annes Swimming Pool Car Park

2. Following many years of requests from motorhome user groups to allow overnight parking on car parks in the Fylde Borough Area, similar to the network of 'Aires' across the continent, in 2012 it was decided to trial a 6 month pilot study on St Annes Swimming Pool Car Park to assess how such a scheme would work and the impact to the local area. At the end of the pilot phase the responses to a consultation found that motorhome users appreciated the easy access to the town centre, beach and local amenities and businesses; though some found the location to be a bit too noisy in the evening as visitors to the cinema left. There were no negative comments received from local residents. As a result the scheme was made permanent with changes to the car park being made to better accommodate motorhomes. In 2014 the tariffs were altered to enable multi-day stays.
3. Since 2012, as reported each May to the Operational Management Committee, the number of motorhomes staying overnight has increased year-on-year. In 2016/17 over £10,000 income was received from this tourist group in pay and display ticket sales. As a consequence, at times this results in a significant number of parking spaces being occupied by motorhomes, reducing the number of spaces for other users.
4. An additional result of the success of the existing scheme has been that both Blackpool and Wyre Councils have seen the benefits this brings and have taken Fylde Council's lead by allowing motorhomes to stay overnight on certain car parks in their areas. This has resulted in a small network of locations allowing overnight motorhome stays being developed along the Fylde Coast to help attract a tourist base which previously had not been catered for.
5. In light of the growth in popularity of the St Annes Swimming Pool Car Park motorhome scheme, the Car Parking Working Group that met in 2016 considered whether the scheme could be extended to other locations. North Beach and St Paul's Avenue car parks were identified as potential quieter locations that would suit those motorhome users who do not wish to stay at such a central and busy area, which has been a frequent request from some motorhome visitors. With St Paul's Avenue due to be closed for an extended period in the near

future as part of the coastal defence works, only North Beach Car Park is viable to consider extending the scheme at this time.

## Proposed Overnight Motorhome Scheme on North Beach Car Park

### Overview

6. It is proposed that a new overnight motorhome scheme on North Beach Car Park would operate in tandem with the existing scheme on St Annes Swimming Pool Car Park. It is expected that the existing scheme would attract those visitors who wish to stay at a more central and busier location where there is greater potential for noise, with those seeking a quieter location more likely to stay at North Beach Car Park. Potential secondary benefits would be a reduction in antisocial behaviour as a result of the presence of the occupied motorhomes dissuading those taking part in the activities.
7. The conditions for using North Beach car park will include:
  - a. Payment of an appropriate fee for the duration of stay.
  - b. A maximum stay of 3 consecutive nights with no return visits within 5 days.
  - c. No caravans or trailers allowed.
  - d. No open fires or BBQs will be allowed.
  - e. No overnight concessions for blue badge holders.
  - f. No dumping of liquid waste or rubbish.
8. Motorhome users will be signposted to the sluice unit on North Promenade Car Park to dispose of liquid waste with rubbish to either be removed from site or put in available public bins. The conditions of use will be enforced by the Council's Civil Enforcement Officers within existing resources with periodic overnight monitoring by Fylde Council officers to report any inappropriate activities. Motorhome users will also be asked to be self-regulating, to report instances of excessive noise, littering and antisocial behaviour to the Council and, if of a criminal nature, to the Police.

### Consultation

9. During summer 2017 the residential and business premises neighbouring North Beach Car Park were hand delivered a consultation letter on the proposal (Appendix 1). Information was also sent to St Annes Town Council, Police and Lancashire Highways and posters to advertise the consultation to current users were put up within the car park.
10. Consultation responses from the Police and Lancashire Highways stated that neither had any objections or observations to make on the proposal. 13 responses were received from residents neighbouring the property and 1 response from an existing user (a further residential response was sent in after the consultation period closed which, we have been advised, the person subsequently forwarded to all Operational Management Committee members). The existing user was positive about the proposal, while all residents were negative about the proposal. This is similar to the consultation responses made prior to the St Annes Swimming Pool Scheme being established.
11. Of the negative consultation responses, the issues raised covered several areas. The full responses are detailed in Appendix 2. Some of the issues are either unlikely to be a result of this scheme (increased parking on Todmorden Road) or outside of Fylde Council's control (current lack of enforcement of on-street parking restrictions in the area). Other issues raised are:
  - a. An increase in traffic – this is likely to be minimal.
  - b. Enforcing the proposed scheme - This will come from within existing enforcement resources and from assistance from other Council departments during out-of-hours to record any issues, particularly regarding noise, antisocial behaviour and rubbish. This will not result in specific issues being responded to but reactive measures can be implemented.
  - c. Attract those going to Blackpool on nights out or be an overflow from Blackpool - This is unlikely as Blackpool now has several locations established of their own.
  - d. Travellers - This facility is unlikely to be more of an attraction to Travellers than previously as Travellers have always potentially been able to use this site if they wished.

- e. Coastguard access – This will be maintained at all times as it always has been, by markings to the front of their compound. Should this become an issue then further measures will be implemented.
- f. Vermin - It has been alleged that St Annes Swimming Pool Car Park has an issue with vermin; this is not something previously reported to Fylde's Parking Services. Should this become a problem this will be addressed.
- g. Lack of facilities – motorhomes, by their nature, are self-contained. Motorhome parks are available should any visitor require facilities. Motorhomers are likely to be aware in advance that facilities are not provided at this site. However the sluice unit on North Promenade Car Park does provide somewhere to dispose of liquid waste which, despite some responder's opinions, is the preferable option to most motorhomers to dispose. Where some may witness liquid waste being disposed down drains it is likely to be grey (washing up/shower water) waste, not black (WC water) waste.

#### Pilot Phase

12. In recognition of the concerns raised by local residents it is proposed that a one year pilot scheme be implemented. The scheme can then be reviewed by members to assess whether any of the resident's concerns have occurred and what mitigating measures could be implemented or whether the scheme should be withdrawn.

#### Charges

13. Currently North Beach Car Park is charged at the standard long-stay tariff, as is St Annes Swimming Pool Car Park. However the current rates do not attract many local visitors, meaning the car park is under-utilised. When the car parks were last revised two additional potential options were programmed at no extra cost:

- a. Standard long-stay tariffs with motorhome overnight charges (same as St Annes Swimming Pool Car Park)

Duration of stay	Tariff
Up to 1 hour	£1.20
1 to 2 hours	£2.20
2 to 3 hours	£2.90
3 to 4 hours	£3.40
Over 4 hours	£4.50
Overnight (6pm to 10am)	£5.30
Up to 1 day (9am to 10am the following day)	£8.40
1 to 2 days	£15.80
2 to 3 days	£22.00

- b. Reduced-rate long-stay tariffs (in line with Lytham Station Car Park) with reduced-rate motorhome overnight charges

Duration of stay	Tariff
Up to 1 hour	£0.90
1 to 2 hours	£1.50
2 to 4 hours	£2.30
Over 4 hours	£2.90
Overnight (6pm to 10am)	£4.00
Up to 1 day (9am to 10am the following day)	£7.00
1 to 2 days	£14.00
2 to 3 days	£20.00

- c. It is suggested that the second option is used to increase the use of North Beach Car Park by standard visitors while also promoting this location as being an alternative to St Annes Swimming Pool Car Park for overnight motorhome parking.

#### Estimated costs

14. Likely costs of implementing a pilot phase overnight motorhome parking scheme are:

- a. Change signs - £200
- b. Change legal order - £900
- c. Change software - £0 (unless different to above pre-prepared tariff structure, in which case £800)

Costs will be contained within the current approved budgets for car park maintenance.

IMPLICATIONS	
Finance	The financial consequence of these changes will be a negligible net effect (or is not quantifiable at this point and any revised income levels will be reflected in future updates to the financial forecast).
Legal	The car parks legal order will require amending to enable motorhomes to park overnight.
Community Safety	Potential benefit in reducing antisocial behaviour in an area that is dark and quiet at night by creating an on-site presence.
Human Rights and Equalities	None
Sustainability and Environmental Impact	None
Health & Safety and Risk Management	None

LEAD AUTHOR	CONTACT DETAILS	DATE
Andrew Loynd	<a href="mailto:andrewl@fylde.gov.uk">andrewl@fylde.gov.uk</a> , 01253 658 527	31 <sup>st</sup> October 2017

BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
Committee reports		<a href="http://www.fylde.gov.uk">www.fylde.gov.uk</a>

#### Attached documents

Appendix 1 – Consultation letter

Appendix 2 – Consultation responses