

NORTH LANARKSHIRE COUNCIL

REPORT

To: ENVIRONMENTAL SERVICES COMMITTEE	Subject: CREATION OF NEW CAR PARK AT HILL STREET WISHAW
From: HEAD OF PLANNING AND DEVELOPMENT	
Date: 26 JULY 2011	

1. Purpose of Report

- 1.1 The purpose of this report is to seek approval from Committee to create a car park at a site at Hill Street, Wishaw

2. Context

- 2.1 As the committee will be aware, the 2005 approved Wishaw Town Centre Action Plan includes a back court improvement scheme. This back court scheme comprising three areas which focus on transforming areas of vacant and misused land into car parks and service areas to increase the number of car parking spaces, support local businesses and improve the quality of the environment in the town centre.
- 2.2 Two of the three areas identified for improvement have been completed. The back courts at the rear of Library Road and Main Street and rear of Russell Street and Main Street have been significantly improved and are well used locations. The Council continues to receive positive feedback from local residents and businesses for both back court projects.
- 2.3 The third back court area which features in the approved action plan is at the rear of Stewarton Street and Main Street. It is in multiple private ownership where rights and interests are complex. The project has planning permission however for the project to proceed the land would need to be acquired either through a voluntary acquisition route or the promotion of a compulsory purchase order (CPO), both are lengthy processes.
- 2.4 Given the pressures on car parking and the imminent changes in Wishaw with the new link road at Kitchener Street and the streetscape improvements, a site in council ownership has been identified at 27-29 and 31 Hill Street as a possible car park (see location plan attached). The site was declared surplus in November 2010. The site offers the opportunity to provide approximately 40 new car parking spaces in the heart of the town centre.

3. Proposed Hill Street Car Park

- 3.1 The proposed car park site is in an ideal location to increase the number of car parking spaces in very close proximity to the retail core of the town centre. This will add a significant number of car parking spaces and will alleviate the pressures for parking in other locations. It will also bring an important vacant town centre site back into operational use.
- 3.2 The site currently is bound by two properties. The properties are in need of considerable refurbishment and the associated back court areas are underused. Both have been vacant for a number of years and marketing the properties has generated no interest. To create the car park the property at 31 Hill Street would need to be demolished. In creating the car park, the property at 27-29 Hill Street will be marketed with the benefit of a number of dedicated car parking spaces and an adjacent car park.

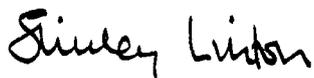
- 3.3 Given the importance of this site and the complexities involved in the final back court project, authority is being sought to proceed with creating a car park at Hill Street in advance of the Stewarton Street and Main Street site in the approved Wishaw Town Centre Action Plan. This would not substitute the third back court area but would be taken forward as an earlier project to ensure efficient delivery and support the Main Street streetscape improvements.
- 3.4 It is intended that the project be progressed during 2011/12. The project would require planning permission and a building warrant for demolition of 31 Hill Street and construction of a car park. A report seeking authority to appoint a contractor will follow in due course.
- 3.5 The project will be funded by Planning and Development's Town Centre Capital budget.

4. Corporate Considerations

- 4.1 This project will help realise the Council's aim of making its Town Centres vibrant, one of the priorities contained in the Regeneration theme of the Corporate Plan and aid in the delivery of the Community Plan.

5. Recommendations

- 5.1 It is recommended that the Committee:
- (i) Approve taking forward the development of a car park on Hill Street during 2011/12 in advance of the back court to the rear of Kirk Road and Stewarton Street, Wishaw.



SHIRLEY LINTON

HEAD OF PLANNING AND DEVELOPMENT

Local Government Access to Information Act: for further information about this report, please contact Lyndsay Noble on 01236 616 242 (6/07/2011)

