

STOCKPORT COUNCIL
EXECUTIVE REPORT – SUMMARY SHEET

Subject: Resident Parking Scheme - Old Reading Rooms

Report to: (a) Marple Area Committee
November 2023

Date: Wednesday, 29

Report of: (b) Director of Place Management

Key Decision: (c) **NO / YES** (Please circle)

Forward Plan General Exception Special Urgency (Tick box)

Summary:

This report details a desktop study of the parking availability for Old Reading Rooms, Compstall, following a petition from the residents for a Resident Parking Scheme.

Recommendation(s):

The Director for Place Management requests that Area Committee consider the options below and request the Cabinet Member for Parks, Highways & Transport Services to approve their recommendation.

The options to be considered for this petition are:

- a. Not to provide permits as per the original planning application.
- b. Provide one temporary permit per property to the existing named residents until they move (any new resident would not be issued with a permit), on approval of the Director for Place Management and the Cabinet Member for Parks, Highways and Transportation.
- c. Provide one permit per property as part of a new RPS, unless the area changes and a review is required.

If permits are issued it will be at a cost of £42.50 per permit per year to the resident, and Cllrs will acknowledge the annual loss in revenue (£5-£8k) and the potential impact to Etherow Country Park in addition to the difficulties in managing such permits.

Relevant Scrutiny Committee (if decision called in): **(d)**
Communities & Transport Scrutiny Committee

Background Papers (if report for publication): **(e)**

[Agenda for Marple Area Committee on Wednesday, 21st June, 2023, 6.00 pm - Stockport Council](#)

Contact person for accessing
background papers and discussing the report

Officer: Gemma Brady
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'Urgent Business': (f) **YES / NO** (please circle)

Certification (if applicable)

This report should be considered as 'urgent business' and the decision exempted from 'call-in' for the following reason(s):

The written consent of Councillor _____ and the Chief Executive/Monitoring Officer/Borough Treasurer for the decision to be treated as 'urgent business' was obtained on _____ /will be obtained before the decision is implemented.

Resident Parking Scheme - Old Reading Rooms

Report of the Director of Place Management

1. INTRODUCTION AND PURPOSE OF REPORT

- 1.1 This report contains a desktop study which details the parking availability for Old Reading Rooms, Compstall and 229A Market Place Compstall.

2. BACKGROUND

- 2.1. A petition containing support from 8 residents from 6 properties at Old Reading Rooms was submitted to Area Committee in June 2023 requesting parking permits, as previously during construction of Old Reading Rooms residents had been able to request temporary permits from Bredbury library.
- 2.2. The resident at 229A Market Place also requested a permit due to being issued a temporary permit previously, therefore we have included this property within the report.
- 2.3. It is our understanding that these temporary permits were issued as a goodwill gesture from the Parking Manager at the time, however we have no records of any correspondence so cannot determine the timescale they were issued for.

3. DESKTOP STUDY

- 3.1. The petition received from residents is to park, as per the previous temporary permits, on Etherow Car Park. There are currently 91 (85 charged, 6 disabled) spaces, and the car park is chargeable on all days (Mon – Sun) between 8am – 10pm. This means that parking between 10pm – 8am is free. The charges are 90p for 1hr, £1.20 for 2hrs, £2.30 for 4hrs and £3.60 all day during the chargeable period.
- 3.2. Comments received from the Parking Team state that currently, whilst the temporary permits are in place, they are operating outside of the permit system by setting separate manual reminders, notes and cover in addition to standard enforcement duties. They have advised that this is not a sustainable method.
- 3.3. The Parking Team also note that if an agreement is implemented to issue temporary permits for the duration of the current residents' occupancies, this could run into a number of years, and this too would not be sustainable.
- 3.4. Parking Facilities have informed that the revenue for the 85 charged spaces at Etherow per bay is c.£700pa so the cost of providing 7 permits would be in the region of £5k per year (an 8.5% reduction in overall income). When this is considered along with the practical impact on visitors (which is what the car park is provided for) and the impact on the broader residents as a result of reduced capacity, the proposal becomes quite undesirable.

- 3.5. Etherow Car Park and George Street (Lower) Car Park are often both full to capacity and our parking facilities team receive complaints about the lack of public parking provision in this area. George Street (Lower) acts as an overflow car park whilst also providing parking for visitors to other local premises.
- 3.6. If permits were issued to park in George Street (Lower) this would have a direct effect on spaces available to visitors, which will have a knock-on effect on the park and café whilst putting additional pressure on the surrounding streets.
- 3.7. Annual revenue for George Street is c.£8k for the 11-space site which illustrates how well used it is.
- 3.8. If consideration is given to the use of George Street, this would need to be agreed by the Director for Place and the Cabinet Member as it will affect the MTFP and will potentially involve removing a public site from public use and may receive negative publicity.
- 3.9. Referring to the planning application ref DC/040946 submitted in November 2008 for Old Reading Rooms, the following points were made in regard to the parking arrangements:
 - a. No car parking is presently provided within the site or is proposed to be provided and therefore occupiers and visitors will have to make use of the nearby public car park (car park charges apply).
 - b. The proposal generates 3 parking spaces (one disabled) based on adopted parking standards. The applicant, however, is not proposing to provide any parking, noting in the D&A Statement that occupiers will not need a car and any visitor who does travel by car can make use of the adjacent Pay and Display car park. Having regard to the advice in PPG13 which states that local authorities should “not require developers to provide more spaces than they themselves wish, other than in exceptional circumstances”, the small parking generation and the fact that the site is adjacent to a public car park, I would conclude that a refusal on the grounds of car parking provision would be hard to justify.
- 3.10. Although the residents have previously been issued temporary permits, the Council have the rights to withdraw these. Officer advice is to withdraw these permits and operate as per the original planning application.

4. ADDITIONAL PARKING AT GEORGE STREET

- 4.1 We have been asked to look at the available parking on George Street, (in front of the Old Post Office) and have provided an overview in a separate report to this committee. These proposals may be affected by a Resident Parking Scheme for Old Reading Rooms; therefore the scheme will not be progressed until a decision has been reached on this report.

5. EQUALITIES/COMMUNITY IMPACT ASSESSMENT

5.1. Equal Opportunities

- To provide a suitable and safer environment for pedestrians and other road users. The scheme contributes to the Council’s vision statement "Promote equal life outcomes for all by tackling known inequalities across the borough of Stockport".

5.2. Sustainable Environment

- To develop and sustain a healthy, safe and attractive local environment which contributes to Stockport. Stockport Council understands the responsibility it has to lead by example and help the broader community make a positive contribution to the local environment.

6. FINANCIAL IMPLICATIONS

6.1 £500 to be funded from the Marple North delegated ward budget.

6.2 Please note the usual £4k - £6k is not applicable in this case.

7. CONCLUSIONS AND RECOMMENDATIONS

7.1. The Director for Place Management requests that Area Committee consider the options below and request the Cabinet Member for Parks, Highways & Transport Services to approve their recommendation.

7.2. The options to be considered for this petition are:

- a. Not to provide permits as per the original planning application.
- b. Provide one temporary permit per property to the existing named residents until they move (any new resident would not be issued with a permit), on approval of the Director for Place Management and the Cabinet Member for Parks, Highways and Transportation.
- c. Provide one permit per property as part of a new RPS, unless the area changes and a review is required.

7.3. If permits are issued it will be at a cost of £42.50 per permit per year to the resident and Cllrs will acknowledge the loss in revenue (£5-£8k) and the potential impact to Etherow Country Park in addition to the difficulties in managing such permits.

Background Papers

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Anyone wishing further information please contact Gemma Brady
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