

Cabinet Member for City Services

7 September 2020

Name of Cabinet Member:

Councillor P Hetherton

Director Approving Submission of the report:

Director of Transportation and Highways

Ward affected:

St Michael's

Title: Proposed Car Park – Charterhouse Drive

Is this a key decision?

No

Executive Summary:

Coventry City Council, in conjunction with Historic Trust Coventry has recently undertaken the redevelopment of The Charterhouse Heritage Park and the surrounding land off London Rd as a visitor and conference centre, wedding venue, café and restaurant and community heritage park. The scheme also includes the construction of a public car park. This report focuses on the management and operation of the newly constructed car park.

It is proposed that Coventry City Council will manage and operate the facility on a temporary basis until the end of the 2020/21 financial year, at which time it will transfer to and be managed by Historic Trust Coventry. However, before implementing any changes to the car parking arrangements, including the introduction of parking charges and the enforcement of parking restrictions, the Council is required to advertise the proposed changes and make the necessary amendments to the Off-Street Parking Places Order.

Recommendations:

The Cabinet Member for City Services is recommended to approve that:

1. Charterhouse car park is managed and operated by the Council as a pay and display car park on a temporary basis until 31 March 2021.
2. Subject to recommendation 1 above, Charterhouse car park is added to the Council's Off-street Parking Places Order.
3. The tariff structure that is introduced at Charterhouse car park is similar to the charging regime in other Council operated suburban / out of town public car parks.

List of Appendices included:

Appendix A - Location plan

Background papers

None

Other useful documents:

None

Has it been or will it be considered by Scrutiny?

No

Has it been or will it be considered by any other Council Committee, Advisory Panel or other body?

No

Will this report go to Council?

No

Report title: Proposed Car Park – Charterhouse Drive

1. Context (or background)

- 1.1 The Council in conjunction with Historic Trust Coventry, has recently redeveloped the Charterhouse Heritage Park off London Road, as a multi-use venue. The land is owned by Coventry City Council and has been leased to Historic Trust Coventry.
- 1.2 The venue includes a newly constructed car park in Charterhouse Drive (see location plan) that can accommodate up to 134 cars.
- 1.3 It is proposed that the Council's Parking Services manage and operate the new car park on a short-term and temporary basis until the end of the financial year, as a Pay and Display car park.
- 1.4 It is further proposed that the Council implements parking charges and enforces the car park in line with other public car parks throughout Coventry.
- 1.5 For Coventry City Council to operate the car park, the car park needs to be included on the Off-Street Parking Places Order which will allow the Council to regulate the use of the facility. This includes charging customers to park and the enforcement of any parking restrictions in the car park.
- 1.6 The proposed variation of the Off-Street Parking Order to include Charterhouse car park is subject to a statutory public notice and objection process and the consideration of any objections that are received.

2. Options considered and recommended proposal

- 2.1 Option 1
Would be for Historic Trust Coventry to manage the car park through a private parking management company. However, the Trust have confirmed that they have no desire to operate the car park in the short-term and wish to discharge the responsibility.
- 2.2 Option 2
The Council's Parking Service manages and operates the car park on a temporary basis until the end of the current financial year, after which time responsibility will transfer to Historic Trust Coventry.

Before implementing any changes to the car parking arrangements, including the introduction of parking charges and the enforcement of parking restrictions, the Council must advertise the proposed changes and make the necessary amendments to the Off-Street Parking Places Order

It is proposed that the car parking charges shown in the following table will be adopted at Charterhouse car park. These tariffs are similar to other out of town / suburban car parks in Coventry:

	Up to ½hr	Up to 1hr	Up to 2hrs	Up to 4hrs	4+ to 12hrs
Mon-Saturday day rate (8am-6pm)	Free	£0.50	£1.00	£2.00	£5.00
Sunday day rate (8am – 6pm)	Free	£0.50 per visit			
Mon-Sunday evenings	Free	£0.50 per visit			

- 2.3 The recommended proposal is Option 2 above, i.e. that the Council's Parking Service manages and operates the car park on a temporary basis until the end of the current financial year, when responsibility will transfer to Historic Trust Coventry in line with the terms of the Framework Agreement between Coventry City Council and Historic Trust Coventry.

3 Results of consultation undertaken

- 3.1 The normal statutory notice / objection process will be undertaken in respect of the proposed variation of the Off-Street Parking Places Order. This includes a public advert for a statutory period of 21 days.

4 Timetable for implementing this decision

- 4.1 Subject to the approval of this report and the expiry of the call-in period, the statutory notice / objection process, and there being no objections to the proposal, the Council would look to start managing the facility from October 2020 until 31 March 2021.

5. Comments from the Director of Finance and the Director of Law and Governance

5.1 Financial implications

The capital costs involved in constructing and setting up the car park have been addressed through the Framework Agreement between Coventry City Council and Historic Trust Coventry.

There is expected to be a very small revenue benefit to the Council's car park budget as a result of the Council incurring the operating costs of the car park and retaining the income generated in the car park during the period October 2020 to March 2021.

Following the transfer of the car park to Historic Trust Coventry, the Council will no longer be responsible for the management, operation and maintenance of the car park or the associated financial implications. Any capital costs associated with the transfer will also be the responsibility of the Trust.

5.2 Legal implications

Under Sections 32 to 35 of The Road Traffic Regulation Act 1984 the Council has powers to enable it to provide off-street parking places on land it leases to others and to share income in return.

Regulating the use of that car park through an Off-Street Parking Order gives the Council charging and enforcement powers.

Prior to undertaking the management of the car park and in accordance with the Road Traffic Act Regulations 1984 (as amended), the Council is required to advertise a Notice of

Proposals setting out its intention to add Charterhouse car park to the City of Coventry (Off-Street Parking Places) Order 2005 (as amended).

The variation of such an order is subject to a statutory notice/objection process and the due consideration of any objections received. The charges for using the car park can be varied from time to time by the Council subject to giving public notice.

6. Other implications

6.1 How will this contribute to achievement of the Council's key objectives / corporate priorities (corporate plan/scorecard) / organisational blueprint / Local Area Agreement (or Coventry Sustainable Community Strategy)?

The provision of the Charterhouse Heritage Park and the adjoining car park will contribute to the regeneration of the city.

6.2 How is risk being managed?

None

6.3 What is the impact on the organisation?

None

6.4 Equalities / EIA

No formal equalities impact assessment has been carried out. However, it is not expected that there will be any disadvantage to persons with disabilities or any other relevant characteristics as a result of the Council operating the car park.

6.5 Implications for (or impact on) climate change and the environment

None

6.6 Implications for partner organisations?

None

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Contributor/approver name	Title	Service	Date doc sent out	Date response received or approved
Contributors:				
Michelle Salmon	Governance Services Officer	Law and Governance	21 July 2020	22 July 2020
Steve Fillingham	Project Manager	Transportation and Highways	21 July 2020	14 August 2020
Greg Payne	Head of Service Traffic	Transportation and Highways	21 July 2020	21 August 2020
Names of approvers (Officers and Members)				
Colin Knight	Director of Traffic and Highways	Transportation and Highways	21 July 2020	21 August 2020
Graham Clark	Lead Accountant	Finance	21 July 2020	23 July 2020
Rob Parkes	Team Leader, Legal Services	Law and Governance	21 July 2020	29 July 2020
Councillor P Hetherton	Cabinet Member for City Services	-	20 August 2020	25 August 2020

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Appendix A – Location Plan



Legend

- | | | | |
|--|---|--|--|
| Application boundary | General grassland - no works | Existing path / road | Yorkstone paving - to main entrance areas, Cloister etc; Marshalls Scoutmoor or similar |
| Woodland & trees - to be retained & protected during the works | New grass - levelling, cultivation & seeding as amenity grass / wild lawn for Cloisters | New tarmac road - (also new parking bays on northern edge) full depth construction | Stableblock pavers - around cafe; reuse existing blue pavers; around stable buildings; Weimerburger Square Pattern blue pavers |
| Key buildings | Wild flower meadows - mix EMS by Emorsgate Seeds | New road / path - full depth tarmac construction with resin bonded gravel finish | School boundary - new 1.2m high black weldmesh fence with access gates |
| Proposed buildings | Proposed trees - heavy standards, 12-14cm girth, 3m high | New path - Brecon self-binding gravel with timber edge | Bollards - Fixed & removable hardwood bollards by Woodscape to control access towards the Charterhouse |
| External buildings of note | Herbaceous / shrub planting - 3L plant stock, average of 5/m ² with metal edge | Resin bonded gravel - finish to existing road / tarmac | Litter bin - hardwood square timber bin; LBS 112 by Woodscape |
| Other external buildings | Native structure planting - bare root whips at 2/m ² with timber edge | Permeable parking bays - Gelpa units with gravel infill | Seats - To the parkland - Hardwood timber Type 2 bench by Woodscape with surfacing to match adjacent path |
| Archaeological remains - interspersed with wildflower meadow and edged with a chestnut trip rail | Marginal & aquatic planting - bare root whips at 2/m ² with timber edge | Grass parking bays - Gelpa units with grass infill with dark chestnut trip rail to back of bay to prevent vehicle access to the parkland | Cycle parking - Black Sheffield stands by Brose in surfacing to match adjacent path |

Carthusian Zone

1. Great Cloister (covered walkway to S & W)
2. Lesser Cloister (Victorian garden)
3. Monk's Cells Rebuilt (with paved yards)
4. Charterhouse (main building renovated)
5. Archaeology Area (long-term / on-going activity)

Garden Zone

6. Orangerie performance area
7. 1350-1450 Herb & medicinal garden
8. 1450-1550 Tudor knot garden (repositioned)
9. 1550-1650 Elizabethan Creation garden
10. 1650-1750 Formal garden inspired by J. Bradley
11. 1750-1850 Pergola & folly (rebuilt)
12. 1850-1950 20thc garden (redesigned)
13. Victorian garden & shrubbery (Wyley period)
14. Apple store - made safe for photos etc

Parkland Zone

15. Adjustment of banks for improved river view
16. New marginal planting to river edge
17. Recreation of pond with new land drains
18. New paths for improved access
19. Next generation parkland tree planting
20. New orchard (funding by others)

Visitor Facilities

21. Small playground amongst trees (see right)
22. New car park (134 spaces)
23. Proposed vehicle height barrier
24. Coach drop-off area
25. Disabled parking bays (5 spaces)
26. New internal road with passing/delivery bays
27. London Road crossing (possibly by CCC)
28. The Causeway - shared route with interpretation

Buildings

29. New main entrance & reception
30. Cafe with seating terrace
31. Location of future venue
32. Stable block
33. N/A
34. New shed / store for garden tools
35. Charterhouse service entrance

School Zone

36. Car park removed, access road retained
37. Tree planting to ameliorate views to buildings
38. New alignment of fenced boundary to school
39. Additional space for path next to river
40. Sports court and pitched to be retained
41. Area previously used by school to be brought back into parkland for improved views & access

Other notes

- For lighting proposals refer to CBG drawing 7739-00-E-00-200-01
- For detail on full extent of works to Blue Coat School area, refer to LUC dwg 6906_020

Playground

- Equipment with grass mat surround:
 Jupiter Tyre Swing 90462100R
 Jupiter Worms Tower V01204050R
 Jupiter Standing Seesaw 904723100R
 Playdale Inclusive Roundabout CIOR(B/A)

NO.	DESCRIPTION	DATE	BY
1	Issue for public consultation	15/01/2020	WJ
2	Issue for public consultation	15/01/2020	WJ
3	Issue for public consultation	15/01/2020	WJ
4	Issue for public consultation	15/01/2020	WJ
5	Issue for public consultation	15/01/2020	WJ
6	Issue for public consultation	15/01/2020	WJ
7	Issue for public consultation	15/01/2020	WJ
8	Issue for public consultation	15/01/2020	WJ
9	Issue for public consultation	15/01/2020	WJ
10	Issue for public consultation	15/01/2020	WJ
11	Issue for public consultation	15/01/2020	WJ
12	Issue for public consultation	15/01/2020	WJ
13	Issue for public consultation	15/01/2020	WJ
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16	Issue for public consultation	15/01/2020	WJ
17	Issue for public consultation	15/01/2020	WJ
18	Issue for public consultation	15/01/2020	WJ
19	Issue for public consultation	15/01/2020	WJ
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25	Issue for public consultation	15/01/2020	WJ
26	Issue for public consultation	15/01/2020	WJ
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39	Issue for public consultation	15/01/2020	WJ
40	Issue for public consultation	15/01/2020	WJ
41	Issue for public consultation	15/01/2020	WJ

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Charterhouse Heritage Park, Coventry Stage II HLF Application
 Client: Historic Coventry Trust
 Title: Charterhouse Site Masterplan
 Scale: 1:750 @ A1
 Drawing No: RIBA Stage 3
 Job No: 6906
 Date: 01/10