

## **Council – 21 March 2002**

---

Minutes of the meeting of **Council** held on **21 March 2002** when there were present:

Cllr R S Allen

(Vice-Chairman in the Chair)

Cllr R Adams

Cllr T Livings

Cllr R A Amner

Cllr G A Mockford

Cllr Mrs R Brown

Cllr C R Morgan

Cllr P A Capon

Cllr P J Morgan

Cllr T G Cutmore

Cllr R A Pearson

Cllr K A Gibbs

Cllr S P Smith

Cllr Mrs J M Giles

Cllr M G B Starke

Cllr Mrs H L A Glynn

Cllr P D Stebbing

Cllr J E Grey

Cllr Mrs W M Stevenson

Cllr Mrs J Hall

Cllr R E Vingoe

Cllr D R Helson

Cllr Mrs M J Webster

Cllr Mrs J Helson

Cllr P F A Webster

Cllr Mrs L Hungate

Cllr D A Weir

Cllr C C Langlands

Cllr Mrs M A Weir

Cllr V H Leach

### **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllrs Mrs J E Ford, G Fox, A Hosking, Mrs S J Lemon and Mrs M S Vince.

### **OFFICERS PRESENT**

P Warren

Chief Executive

R J Honey

Corporate Director (Law, Planning & Administration)

R Crofts

Corporate Director (Finance & External Services)

S Scrutton

Head of Planning Services

S Worthington

Committee Administrator

### **116 DECLARATIONS OF INTEREST**

Councillor Mrs J M Giles declared a non-pecuniary interest in the item on Websters Way Car Park by virtue of being a Rayleigh Town Councillor.

### **117 MINUTES**

The Minutes of the meeting held on 26 February 2002 were approved as a correct record and signed by the Chairman.

**118 PRESENTATION BY G L HEARN ON THE OPTIONS FOR WEBSTERS WAY CAR PARK, RAYLEIGH**

The Chairman welcomed David Beardmore (Managing Director) of G L Hearn Planning to the meeting.

Mr Beardmore outlined the background to the Websters Way Car Park Study GL Hearn was tasked to conduct. The brief for the study set the following parameters:

- the requirement to maintain or enhance car parking capacity at Websters Way Car Park
- the requirement to maintain income during the construction phase
- no financial contribution to be required from this Council
- any viable development to provide financial benefits, including a net capital sum for this Council

A range of three options incorporating minimum, medium and maximum intervention were developed. The maximum intervention option was the only financially viable one and was thus further developed. Three propositions were developed, all of which necessitated the building of a multi-decked car park:

- a discount supermarket
- a residential scheme, comprising of five storeys of flats overlooking St George's playing fields.
- either of the above two options with a fast food drive through outlet on the ground level

The discount supermarket option would yield a net capital of approximately £250,000, the residential option £350,000 and the drive through option an additional £350,000.

Some Members of the Working Group expressed concern that the flats could be devalued by the presence of a fast food drive through. However, G L Hearn were satisfied that any possible effect would be minimal.

All three proposals would lead to an increase in traffic flow. The supermarket option would generate traffic at similar times to existing town centre traffic. The residential option would generate less traffic than the supermarket scheme, and at different times. The drive through option would primarily generate traffic in the evenings. A series of measures could be taken to encourage people to use alternative transport to cars.

In conclusion, it was important to note that the Websters Way site was small, with, therefore, limited opportunities. Some of the net capital yielded from the proposed developments could be used to provide a range of environmental improvements to the surrounding area.

It was, however, important to take into consideration the fact that alternative temporary car parking would need to be identified for all three options during the 12 to 18 months construction period. This issue would need to be properly addressed before any development of Websters Way could take place.

Responding to Member questions, the G L Hearn representative advised that:-

- Existing rights of way were taken into consideration in developing the proposals. However, it was possible that the right of way though the car park into St George's field might be slightly modified.
- Consideration was given to developing the backs of the shops on Websters Way. However, all were privately owned and land purchase had not been taken account of. It was anticipated that owners be invited to work with the Working Group on enhancing the backs of these properties.
- Identifying alternative car parking facilities during the construction phase was not included in the original study brief.
- A variety of different retailers were approached but the site was not big enough to attract any other than one discount supermarket.
- The cost of building a multi-decked car park was approximately £4,000 – £6,000 per space. The cost of building an underground car park would potentially be double.

Members made reference to the proposals not offering any enhancement to the town centre, and a multi storey car park, in particular, would detract from the surrounding environment.

A motion was moved by Cllr Mrs M J Webster, seconded by Cllr Mrs M A Weir, and an amendment moved by Cllr Mrs J Helson and seconded by Cllr V H Leach:-

That nothing be done on this site other than environmental improvements. That funding should be considered for enhancements to the backs of buildings on Websters Way and that the capacity of car parks be investigated.

This motion was lost on a show of hands.

On a further motion called by Cllr R E Vingoe and seconded by Cllr Mrs H L A Glynn it was:-

**Resolved**

That a report on the development options and detailed arrangements for wide public consultation for their views be prepared for Members' consideration. (HPS)

The Meeting closed at 8.55pm.

Chairman \_\_\_\_\_

Date \_\_\_\_\_