

Committee: Cabinet

Agenda Item

Date: 17 February 2015

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Title: Lower Street Car Park, Stansted
Mountfitchet

Author: Cllr Susan Barker, Cabinet Member for
Environmental Services

Item for decision

Summary

When planning permission was granted for the health centre, retail and residential development adjoining the Lower Street car park no provision was made for an electricity substation on the application plans. UK Power Networks has approached the council requesting that land for the necessary substation be transferred to the utility provider. It also needs wayleaves for the power cables across the car park to the substation and access rights.

Recommendations

1. The transfer be approved subject to the council being compensated for the value of the site and the wayleaves.
2. The Director of Public Services be authorised to deal with any further detailed asset issues arising in relation to 1) the implementation of the development and 2) the development agreement between Hilton Developments and council which deals with the extension of the council's car park, in consultation with the relevant portfolio holders.

Financial Implications

3. Provided alternative capacity is available in the car park as extended, there would be no loss of revenue from car parking charges. Parking in the two spaces lost to provide an access route to the substation would be displaced to elsewhere in the car park.

Background Papers

4. The following papers were referred to by the author in the preparation of this report and are available for inspection from the author of the report.

None

Impact

- 5.

Communication/Consultation	Stansted Parish Council has been informed
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Community Safety	
Equalities	
Health and Safety	
Human Rights/Legal Implications	No legal implications
Sustainability	
Ward-specific impacts	Stansted North
Workforce/Workplace	

Situation

6. The council has been requested to transfer a small parcel of land in the car park adjoining the railway land to UK Power Networks and to grant wayleaves for related underground power cables. The land is 4m by 4 m and adjoins the existing car park spaces. Clear access to the sub station would however need to be maintained at all times. The value of the land and wayleaves is being assessed.
7. The issue of rights over the unadopted road and accessway between Lower Street and the car park can be overcome to the satisfaction of the acquiring parties.

Risk Analysis

8.

Risk	Likelihood	Impact	Mitigating actions
Slippage in project implementation affecting the opening date for a new health centre and additional public parking capacity to serve Stansted and the surrounding area	2 A number of matters have come to light in the implementation of this relatively complex project and more may emerge	1 The scale and nature of the issues are resolvable	Flexible arrangements enabling prompt resolution of current and further issues

1 = Little or no risk or impact

2 = Some risk or impact – action may be necessary.

3 = Significant risk or impact – action required

4 = Near certainty of risk occurring, catastrophic effect or failure of project