

Item: 5

Development and Infrastructure Committee: 8 June 2021.

Land at Ferry Inn Car Park, Stromness.

Report by Executive Director of Development and Infrastructure.

1. Purpose of Report

To consider the operational status of land at the Ferry Inn Car Park, Stromness.

2. Recommendations

The Committee is invited to note:

2.1.

That, following redevelopment of the Stromness pierhead area and refurbishment and upgrading of the sewerage system in Stromness, completed in 2014 and 2018 respectively, alterations to the remaining car park layout left a section to the east of the Ferry Inn, Stromness, that can no longer serve as a suitable car park.

2.2.

That the section of the Ferry Inn Car Park, extending to 190 square metres or thereby, hatched in blue on the drawing attached as Appendix 1 to this report, is therefore no longer required by the Development and Infrastructure service for operational purposes.

It is recommended:

2.3.

That the area of land at the Ferry Inn Car Park, Stromness, referred to at paragraph 2.2 above, be declared surplus to the operational requirements of the Development and Infrastructure service.

3. Background

3.1.

Works to develop the Stromness Library and the Warehouse Building began in 2012 and were completed in 2014.

3.2.

As part of the refurbishment and upgrade of the sewerage system in Stromness, Scottish Water occupied a section of the Ferry Inn Car Park. Rather than charge the daily fee to occupy a pay and display car park, agreement was reached for works to be carried out at Scottish Water's expense on completion of their work.

3.3.

The changes to the car park resulting from the Pierhead development, and the alterations to the remaining car park layout, left a section to the east of the Ferry Inn that can no longer serve as a suitable car park.

3.4.

Deliveries to Stromness Library and the Ferry Inn will still be required, consequently a single width access across the footway will be provided.

4. Property and Operational Review

4.1.

Development at the Pierhead and the Warehouse Building, Stromness, impacted on parking in the area. Parking bays on the south side of the Ferry Inn Car Park were lost as the area of ground was incorporated into the new development, and Pierhead parking was also reduced. A new long stay car park was created on the old marshalling area on the east side of Ferry Road to address the loss of parking.

4.2.

The new layout in the Ferry Inn Car Park reduced the number of bays available and impacted on the access to and from the car park. Stromness Community Council was consulted on the proposed changes to the parking layout and did not raise any adverse comments.

4.3.

Scottish Water occupied the car park for a lengthy period to carry out upgrades to the sewerage system in the area. In lieu of the normal fee Scottish Water carried out works to create a new access and remove the redundant bus lay-by, on Ferry Road. This created a slightly smaller car park, as had been in existence prior to 2012, providing 15 bays and two disabled bays.

4.4.

The existing access is required for deliveries to the Warehouse Buildings and the Ferry Inn; however, the remaining area of land does not allow for a suitable parking layout. Consequently, this area is deemed no longer required for the service delivery of the Council's car parks.

4.5.

The area of land no longer required for operational purposes, which extends to 190 square metres, is indicated hatched in blue on the drawing, attached as Appendix 1 to this report.

4.6.

Development and Marine Planning has no concerns with the removal of this asset, from a forward planning perspective.

5. Corporate Governance

This report relates to governance and procedural issues and therefore does not directly support and contribute to improved outcomes for communities as outlined in the Council Plan and the Local Outcomes Improvement Plan.

6. Financial Implications

6.1.

The Ferry Inn Car Park is held as an operational asset on the Council's General Fund Services.

6.2.

The report does not quantify the market value of the part of the car park being recommended as surplus to the operational requirements of the Development and Infrastructure Service requirements, but if approved this would be required to enable the existing asset to be split up and the revised asset classification to be applied.

6.3.

The estimated on-going annual costs associated with maintaining the property are very low however if the area was to be retained the Roads Revenue budget will continue to be responsible for the maintenance and upkeep of the land.

6.4.

Any subsequent disposal of a surplus asset on the open market would have the potential to generate a capital receipt for the Council.

7. Legal Aspects

There are no legal implications arising directly from the recommendations in this report.

8. Contact Officers

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9. Appendix

Appendix 1: Drawing No. FerryInn-01.

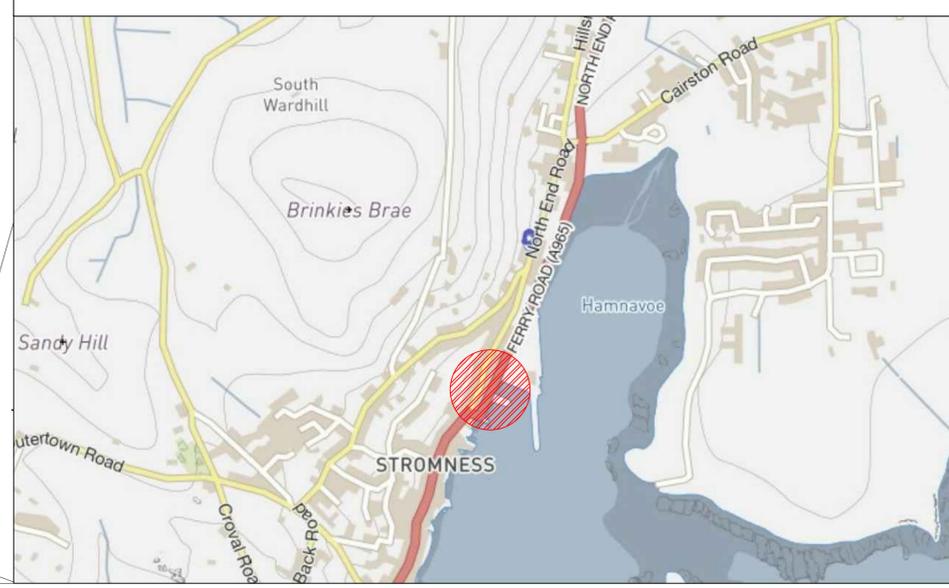


KEY

 Area of land no longer required for operational purposes.

 Area of land required for operational purposes.

Location Plan



Project	
Ferry Inn Car Park, Stromness	
Title	
Land No Longer Required For Operational Purposes	
File Ref.	Drawing No.
	FerryInn-01
Revision	
Date	Drawn
May 2021	J.Coyle
Scale	Checked
1:150 at A1	K.D.Roy
Roads Services	
DEVELOPMENT AND INFRASTRUCTURE	
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