

Agenda Item 6

Request to erect two Permanent Garages at Back Nora Street:

Background: There had been three garage plots located on the Nora Street side of the site for a considerable time but in recent years one had been converted back to allotment land due to dilapidation of the garage through age necessitating its removal by the council. Some time ago. The land on which the garages are located has a steep incline so that over the length of a typical garage the entrance was at street level whilst the rear was supported on 1-1.2m piers. The cost of building the necessary retaining walls and backfilling was prohibitive for a single garage and the other two sites were in use.

The tenant of the allotment which included the former garage space approached me early this year and asked if he could have the garage base re-instated and that he and his neighbour whose garage also needed replacing would like to install both the retaining wall and create new bases after discussion with the Council the Clerk agreed to the work taking place. This work has now been carried out to a high standard and the two tenants are considering what type of replacement garages to install.

Garage Type: The tenant has approached the Clerk and has subsequently written to the Council expressing the wish that both his neighbour and he would like to construct block built garages as these are the cheapest option. As these are permanent buildings planning permission would be needed and could possibly be needed for sectional buildings. The preferred option is block built and are classed as permanent structures and if the Council is minded to allow the request and given the level of their investment then perhaps the tenancy for these garages needs amending. This is not the first time this has happened a large garage at Pasture Lane was varied to the mutual benefit of both the Council and the tenant.

Recommendations: The Clerk feels that this is the type of renovation/future investment that the Council needs to take advantage of during the current financial climate.

The Clerk recommends that the Council approves the request to erect the garages subject to the following conditions:

1. That all planning aspects are the responsibility of the tenants.
2. That all costs incurred are the responsibility.
3. That the tenancy be changed to a longer term tenancy not exceeding 10yrs with an opportunity at five years to vary the rent.
4. That any garage built is primarily for motor vehicle use and not solely as additional household storage.

Reasons for Decision:

- Essential groundworks will be carried out.
- The removal of older dilapidated garages no longer compatible with larger modern cars.

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- Creation of new usable off-road parking within an area where on-street parking is at a premium.
- Improvement in the existing visual amenity.