

# Scrutiny briefing note

The Tourism and Visitor Economy Scrutiny Panel has asked for an update on the following issues. This briefing contains the latest position as of November 2021

## Provision of a site for Motorhomes

### Background/Updates

Land at Meridian Road/Marine Walk Car Park was initially identified as the preferred site for an Aire site location and further work was requested to fully consider all the options for this site.

The last briefing report recommended further investigation into the viability of this site, and in particular the following actions were recommended: -

- Further consultation is required with Legal to identify the unregistered land and ensure we have full control and ownership of the entire site.  
**Update:** Legal have confirmed that part of the land is unregistered and further work would be required to ensure full control of land before disposal could be considered further.
- Further discussions required with the Planning Department on the viability of the Meridian land as an Aire Site  
**Update:** Planning permission would be required for a change of use of the land and for the physical works involved. A detailed Flood Risk Assessment would also be required as part of a formal application and it is likely that the Environmental Agency would seek conditions to restrict the use to certain times of year akin to those of Thorpe Park and the Fitties to reduce flood risk.
- Investigate and compare leasehold and rental arrangements –with a view to disposal either as a whole or as component parts.  
**Update:** Advice from commercial agents indicate that the proposed site would be too small and would not generate enough income as an Aire site to attract any significant interest from private operators on a leasehold basis. The inclusion of the Marine Walk car park in the sale or leasehold disposal was considered, however a private car park operator would seek to impose parking charges in order to generate a return from their investment. Proposals have previously been put forward by Highways to impose nominal charges on the car park and to restrict overnight stays, however neither of these measures have been taken forward at this stage.
- Investigate further the capital expenditure required for Aire site and infrastructure and maintenance costs.  
**Update:** There has been a suggestion that Meridian Road and Marine Walk car park is to be taken on as highway maintainable at public expense. EQUANS

highway asset engineer has advised that this is not possible given the current conditions and layout. It is unlikely they would look to take Meridian Road on as part of our adopted highway network as it would be difficult to evidence that the road is of sufficient utility to support adoption as public highway.

Marine Walk car park is not included in the portfolio of council car parks, for which the highway inspection team provide a service of safety inspections using their skills and expertise as highway inspectors to ensure compliance with occupier's liability requirements.

This sits under estates responsibilities for any repairs.

This road leading to the car park has no adjoining highway links and its primary/only purpose is to serve as an access road to a beach car park, providing limited public benefit and would therefore be assessed as unsuitable for adoption at this time. Additionally, should a case be made to support highway adoption, for example in the event development was to be planned along the road changing the character and use of it, then the road would need to be brought up to adoptable highway standards before it was adopted. This would initially require significant testing on the current road construction to determine what strengthening and/or modifications would be required, and possibly even widening of the single-track road width, to ensure any roads that are adopted do not have an immediate impact on highway maintenance budgets.

Following this due diligence exercise the Meridian site/Marine Walk Car Park is no longer considered suitable as an Aire Site and the following risks have been identified:

### **Risks**

1. Planning permission for a change of use of the land and for the physical works involved. Loss of some car parking spaces and possibility that charges could be imposed if operated privately. Likely that the use would be restricted to certain times in the year leading to further revenue pressures on an operator.
2. Environmental impact on the water quality, as waste is already being disposed in the beck and this could worsen.
3. Potential flood risk and open to the elements- Concerns were raised with regard to the management and operation of the site due to flood risk. Unlikely that a private operator would be willing to take a lease of the site as there is insufficient revenue opportunity. Significant costs and management issues if held by council.
4. Encouraging multiple motor homes to use the single-track road - EQUANS highway asset engineer has advised that this is not possible given the current conditions and layout to adopt Meridian Road.
5. Opposition from the nearby campsite.

### **Further Considerations: -**

- 1 Recommend further discussions are held with the Highways and car parking team to establish if there are any operational car parks which would be suitable. Possible locations include Thruncoe and the Boating Lake car parks. Utilising an

operational car park is the preferred option and could provide revenue opportunities with the infrastructure already in place.

**Update;** Officers have recently met with the highways and car parking team, the outcome was that these car parks are required as part of the car parking strategy and use is indicating they are fully required to support the demand of the resort.

- 2 Explore sites in private ownership. We are already aware that the owner of Wonderland has expressed an interest in creating an Aire site on their land, however no planning application has been submitted. Other private operators to be considered include the Showground Caravan Park, Thorpe Park and Pleasure Island.

**Update;** Having spoken to colleagues from the Regeneration team they have advised that any further discussions regarding this site, or other possible sites, are put on hold pending the findings of the Cleethorpes Masterplan which is looking at the future development of the resort and town for the next 10 years.

### **Recommendation /Next steps**

Currently there is not a site in Council ownership that is fit for this purpose, therefore, we would recommend that this matter is raised with the Cleethorpes master planning team and if they feel that it is a matter that requires more attention it should be highlighted and developed as part of that process.

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