

SANDBACH TOWN COUNCIL Small Common Redevelopment Sub-Committee
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AGENDA

The Meeting will be clerked by the Locum Town Clerk. Please ensure that all apologies are made directly to the clerk of the meeting no later than 5pm on the day of the meeting.

Agenda for the meeting to be held on Monday 30 May 2022 at 6.00pm in The Ballroom, Sandbach Town Hall.

Committee Members: Cllrs D Hegarty (Chair), G Price Jones (Vice Chair), G Merry, J Beddows, S Broad, L Crane and D Poole.

1. APOLOGIES FOR ABSENCE

2. DECLARATIONS OF INTEREST

To provide an opportunity for Members and Officers to declare any disclosable pecuniary and non-pecuniary interests in any item on the agenda.

3. EXCLUSION OF PUBLIC AND PRESS

Action: To consider that items under the Public Bodies (admission to Meetings) Act 1960, the public and accredited representatives of newspaper be excluded from the meeting for the following items of business on the grounds that it involves the likely disclosure of exempt information as defined in Part 1 of Schedule 12A of the Local Government Act 1972.

The Chairman of the meeting will adjourn the meeting to allow questions from members of the public. After the questions, the Chair will reconvene the Meeting.

4. TO APPROVE THE MINUTES OF THE SMALL COMMON REDEVELOPMENT SUB-COMMITTEE MEETING HELD ON WEDNESDAY 9 MARCH 2022.

5. SMALL COMMON PROJECT UPDATE & NEXT STEPS

[Attached: Report]

Lead: The Meeting Chair

Action: That the Sub Committee:

- i) Consider the engagement feedback;
- ii) Consider the operational assessment;
- iii) Consider the updated costs;
- iv) Determine their response to the engagement, operational and financial updates and make a recommendation to Council for next steps regarding this scheme.

6. DATE, TIME AND PLACE OF NEXT MEETING

TBA.

Please note that this meeting will be recorded and the audio recording made available to the public within 5 working days of the meeting.

SANDBACH TOWN COUNCIL

Small Common Redevelopment Sub-Committee

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**Minutes of the Meeting held on 9th March 2022 at 7pm
in Sandbach Town Hall.**

PRESENT Councillors: D Hegarty
S Broad
L Crane
J Beddows

1. APOLOGIES FOR ABSENCE

Cllrs A Smith, G Price Jones, G Merry

2. DECLARATIONS OF INTEREST

There were none.

There were no members of the public present and therefore no questions for
the Sub Committee to answer.

3. TO APPROVE THE MINUTES OF THE SMALL COMMON REDEVELOPMENT SUB-COMMITTEE MEETING HELD ON 26 JANUARY 2022

The minutes could not be approved as inaccurate from the last meeting. To be approved at the next meeting.

4. PROJECT UPDATE

[Attached: Report from the Locum Town Clerk]

Lead: The Meeting Chair

The project update report was introduced by the Chair and it was reported that, as agreed at Council, the engagement process would be undertaken before the planning application and the Locum Clerk was now involved in assisting with the project management on behalf of the Council. He reported that an initial staff meeting (including Market Manager and Assistant Town Clerk) had now taken place where several operational issues were raised and a number of questions were posed to the architect to ensure the current preferred design was workable. The Locum Clerk confirmed the approach to carry out an effective engagement process and that a review point would be built into the project plan to sign off the costed final design at Council in June 2022 before a planning application was made. She also confirmed that, subject to work pressures, key

members of staff would be involved throughout the project, with the Assistant Town Clerk taking the lead on engagement & communication aspects where required.

Members discussed various aspects of effective public engagement including a stall at the Transport Festival, FAQs, reinstating surgeries, 'have your say' exercise, regular member attendance at the Market and some joint publicity with the Corporate Strategy Consultation process.

The Chair agreed to brief all councillors at the next full council meeting on Monday 14th March and to request additional support. All Sub-Committee members present offered their help.

Members reiterated the importance of involving market traders, organisations annexed to the site and key operational Council staff throughout the process, in particular the market manager, as this aspect would be key to a successful implementation.

Resolved: that the recommended next steps contained within the report were agreed including:

- i. The outline engagement plan to be launched at the Town Meeting on 23rd March 2022, lead by the meeting Chair
- ii. The draft text (shown at Appendix B to the update) for publication of the scheme is agreed as a guide for various communications
- iii. A review point in June where the actions identified are completed
- iv. Council is requested in June 2022 to sign off a fully costed final design prior to the planning application and that, subject to that approval, the project is delivered to completion within the allocated budget provision and a realistic timescale

5. DATE, TIME AND PLACE OF NEXT MEETING

The next meeting will take place on 26th April 2022 at 6pm in Sandbach Town Hall and will conclude before the Assets and Services meeting taking place at 7pm.

The meeting closed at 7.46pm
D Hegarty, Chairman / CL

Sandbach Town Council

Small Common Sub Committee 30.5.22

Small Common Car Park Project Update and Next Steps

Background

The Small Common Car Park is situated adjacent to the Market Hall and its main usage has been short stay parking for 20 vehicles with 2 disabled bays. It is also used by 6 Market traders on a Saturday as well as the Christmas Market and the Annual Fun Fair.

The site provides pedestrian access to the Town Centre from the adjoining large Common Car Park and borders the environmental Zone along Congleton Road.

Whilst the site is functionally very active, the infrastructure appears tired due to the volume of parking use that has required remedial repairs to the Tarmac in order to comply with Health and Safety regulations.

The Town Council owns the site and set up a specific Small Common Refurbishment Sub-Committee in 2019 to look at proposals that would modernise the area, make the site more environmentally friendly, continue to support the outdoor market, and provide opportunities for outdoor summer events whilst retaining short stay parking on the site.

Council approved the commissioning of an environmental architect to propose an affordable design that would meet these requirements. The resulting proposal is that of a resurfaced car park, a permanent canopy structure and attractive landscaping of the space, as shown on the diagrams produced and published through the engagement process.

Engagement Process

As resolved by Council, a comprehensive engagement process was launched by the Town Council on 23 March 2022 and ended on Monday 23 May, in advance of any planning application for this scheme. This process involved publication of plans through social media, press release, STC website, a leaflet to all Sandbach residents, letters to neighbouring businesses, plans on display in the library and indoor market with feedback forms, email access, and Members on hand to provide further information where possible, and consultation with staff and market traders.

The Council has received a huge amount of interest and feedback on the scheme as a result of this process. A summary and supporting documents are attached to this report. (Appendix A)

Operational Assessment

A meeting has been held with the architect to address technical and operational issues, in order to undertake an operational assessment, and to ensure that updated costs are provided in order to inform Council's decision regarding the next steps for this scheme. Relevant staff have also been consulted throughout the engagement process. A broad operational Assessment has been attached at Appendix B.

Financial Implications

The Council has earmarked £203K in its reserves for the potential purpose of improving and refurbishing the Small Common Car Park. At the time of writing, £6,934 has been spent against this provision. There are currently no loan financing costs associated with this scheme.

More detailed costings have recently been received via the architect by the Council.

The headline updated estimated cost for the total scheme, including canopies, totals £330,775 including a contingency of 7.5% (£20,662) and excluding VAT of 20% (£66,155) which may not be payable by the Council. A VAT assessment is currently being undertaken to ensure the Council's potential liability can be accurately predicted. Clearly costs have risen sharply in capital schemes generally due to a number of factors. Details of the updated costs are shown at Appendix C.

It should be noted that some additional revenue maintenance costs eg. cleaning will be incurred if the full scheme is implemented. Conversely cost savings can be expected as the existence of a permanent canopy structure would reduce the need for some current stall erection work and equipment.

Detailed capital and revenue implications will be finalised depending on the scale of the scheme and included within the Council's budget setting exercise.

Summary

There are a number of implications for the Town Council in implementing this scheme as noted above and within the community feedback and operational assessment attached. Overall, a decision needs to be made in the context of all these factors and with a view to ensuring the investment is matched by the potential benefits.

Recommended; that the Sub Committee:

- i) Consider the engagement feedback;
- ii) Consider the operational assessment;
- iii) Consider the updated costs;
- iv) Determine their response to the engagement, operational and financial updates and make a recommendation to Council for next steps regarding this scheme.

CL

5 Appendix A

Response Number	Enhance the Area?	Likes	Dislike	Dislike	Dislike	Ideas or Notes
1	No	Nothing				
2	No	Nothing	Will not enhance the town			Money best spent on pot holes & uneven pavements
3	No	None	Market will close	Playground for drugs and drunks	Is what you want to save erecting stalls?	Encourage a proper market
4	No	None	Too modern - not in keeping with the town	Negative impact on trade	Loss of parking	Leave site as is
5	No	None	Loss of parking	Doesn't fit town image	Negative impact on trade	Leave it alone! Need parking spaces
6	No	None	Listen to needs of traders			Provide more information in a consultation
7	No	None	Loss of parking	Difficult for market traders		Resurface only. Promote the market!
8	No	Planters	Bandstand (use the cobbles)	Anti social behaviour		Parking is always an issue. Consult market traders
9	No	Resurfaced car park	Loss of parking	Canopies close in the area		Retain parking, remove canopies and bandstand
10	No	Resurfaced car park	Planters	Anti social behaviour		Retain parking, remove canopies
11	No	Planters	Bandstand	Use cobbles for bands		Use low profile planters on corners of site
12	No	Planters (if located properly)	Bandstand (put in park)	Fixed stalls		Resurface with slightly larger bays (even if spaces are lost)
13	Unspecified					feedback relates only to Sandbach Park (skate and football)
14	No	Resurfaced car park	Planters	Canopies may look scruffy over time		More seating.
15	Yes	Resurfaced car park	Planters	Canopies	Recognising ERF/Fodens	Use site as disabled only parking
16	Yes	Landscaping	Planters	Maintenance?		Canopies suitable, particularly in bad weather?
17	Unspecified					Something for under 18's. Gaming arcade. Social space.
18	Yes	Resurfaced car park	Planters	Loss of Parking		Pavements need maintenance
19	No	Resurfaced car park	Planters	Canopies (waste of money)	Loss of Parking	Planter on Gainsworth Est. Weeds outside town hall. Use saved money for to maintain
20	Unspecified	Planters (vandal proof?)				Open bench seating. Electric charging points. Disabled only parking and enforce.
21	Unspecified					Overall cost outweighs any real benefit. Ongoing cost have not been considered (3 page reply)
22	No					Leave as is!
23	No	None	Too modern - not in keeping with the town	Permanent structures not necessary	Canopies will attract ASB and fall into disrepair	Not required
24	Yes	Better use of site	If it brings life to market - good	Anti social behaviour	Canopy damage - wind and vandals	Planters must be substantial to last. Is this a public service or will it be self-financing?
25	Yes (potentially)	Flexible use of space		Not joined up approach (use of cobbles?)	Risk of planters/plants - maintenance	Should have ambition to create 'people focused' space to compliment the park and include working out use of cobbles. Seating needs backs.
26	Unsure	Planters	Greenery	Durability of structures	Aesthetic of structures - quickly become unsightly	Greening of urban spaces. Continuation of line of trees on big common
27	No - use of site. Yes - amenity	Fodens plinth	Planters	Loss of parking	Possible damage of canopies by vans	Counterintuitive to reduce parking to attract business and visitors. Electric charging?
28	Yes	Greenery		Canopies	Maintenance/cleaning canopies	More interesting planters and greenery to make a softer appearance. Possible removal of canopies
29	Yes	Canopies	Planters	Bandstand	Anti social behaviour	Gutters and downpipes on canopies to potentially integrate for watering plants.
30	No - canopies. Yes Landscaping	Landscaping	Seating	Maintenance/ongoing costs	Canopies. Are they fit for purpose (site, material, weather)	If seaters/planters cost prohibitive all town is receiving for cost is new surface, less parking and canopies. Net value for money.
31	Unspecified					How is parking to be managed? Security cameras? Needed to deter ASB
32	No	Resurfaced car park		Not practical	Planting trees - vandalism and long term maintenance	Current stalls are tired and worn - replace these
33	Yes	Planters	Greenery	Canopies	Glorified umbrellas	Keep canopies clean
34	Yes - if canopy kept clean	Greenery			Vandalism	Disabled parking
35	No	None			Not practical for market trading - an asset for cobbles (pubs and restaurants)	More trees, flower pots and bushes. As long as canopies are kept clean otherwise it could look scruffy
36	No	None			Everything	Canopies suitable for beer garden
37	No	None			Canopies - not fit for purpose (beer garden)	All aspects disliked
38	Generally supportive	Canopies	Bandstand	Loss of parking	Will it remove light from shops/walkways	Canopies not in keeping with town heritage
39	If it is the right project	Greenery	Planters	Seating		Seating type not suitable for all. Important and necessary requirement
40	Yes	Good visual impact		None	Anti social behaviour - Canopies	Lighting
41	No	Greenery		Loss of parking	Canopies will be vandalised and become eyesore	Site is fine as is. Remove cycle lane
42	No	N/A as not required		N/A as not required		Change use to disabled/parent&child only. Convert Indoor market to food place (altringham)
43	Yes	Canopies		Covered area encourage groups to congregate	Intimidating to walk through area	Cost of stalls - could end up like Congleton
44	Unspecified	Permanent Covers for events	Planters	retaining parking	How will it be maintained	Regular maintenance for avoiding eyesore
45	Yes	Nothing - not thought through	LLR - consult public prior to spending	When was consultation - what Sandbach wants?	Inappropriate	Fixed design
46	No	Nothing - not thought through			Anti social behaviour	Costly and blocks parking
47	Yes - if maintained	Flexible use of space				No provision of litter bins in plans
48	No	None			Loss of parking	Use covered area which can be removed if necessary for event. Wakes fair. Permanent reduces flexibility
49	Yes	Planters	Seating	Canopies for Market Traders	All of it	Resurface
50	Yes	Excellent location	Elegant and permanent for market/events	Enhance tatty area	Canopies impractical	Parking for disabled only
51	Yes	Planters	Seating		Canopy - not long life and no gutters	To ensure area provides best value the parking on Commons needs sorting
52	Unspecified				Obstacle course for mobility scooters/wheelchairs	Doesn't allow traders to park next to stall. Reduce use of site (canopies) for events (wakes fair) Wash down facility after markets. Lighting/charging
53	Yes - if NO parking removed	Aesthetically pleasing			No parent/child spaces	At a time of economic crisis why is Council wanting to spend all this money on something unnecessary. Waste.
54	No	None			Foolish	More parent/child parking. Spend on updating train station access. Enhance cycle routes and tackle anti social behaviour
55	No	Nothing			Structures only suitable for beer garden	Spend on filling potholes
56	Possibly	None			Waste of money	Re-laminate the surface is all that is needed
57	No	None			Everything	Resurface the area. Professionally repair pot holes through the town (not temporary fillings)
58	No	Not practical for market trading			No shelter from elements	Tarmac the surface
59	Yes	better to trade in bad weather			Traditional look of market is lost	Renew street furniture. Surface and include anchor points for refurbished gazebos
60	No	None			All	Design should keep the appearance of a market
61	No	None			Waste of money again	Leave all alone
62	No	None			Everything. Waste of money	Planters take parking spaces
63	Yes	Freshen area			Loss of parking	Resurface car park. Retain parking spaces which are at a premium. Removable stalls to be used, as currently.
64	No	Resurfacing	Fresh bay marking		Most we have parking?	Fill in holes and it is great car park. Design takes up precious spaces for cars
65	No	None			Are canopies fit for ALL purposes?	Canopies/Planters
66	No	None			Blocks shops.	More planting and trees
67	No	Resurface (properly)			Police view on ASB/impact?	Seem to be facing a design without considering impact on future maintenance, cost and suitability for use. Ill-thought out but driving on for what benefit vs. significant cost?
68	No				Anti social behaviour	No history providing work to date. Staff? Future? Cost? Poor business planning for project.
69	Yes - but concern about damage	Planters			Canopies	What purpose for significant cost?
70	No	All of it			Canopies	Canopies unsuitable for traders - TOO BIG at 5.5m and too small if halved!
71	No	Fodens plinth	Resurface car park		Safety concern	Costly to install and maintain
72	No				Inappropriate when families are struggling financially	Damage to canopy or support would require closing larger area for safety - market could not trade in the full space and it would look awful
73	No				Bandstand (not suitable site - park)	Site too small for plans - will impede pedestrians, parking market etc
74	No	Resurfacing	Fodens Plinth		What happens when the fair comes?	11 points raised re market, lack of information available, small site, impact on market, pedestrians and cars and financial 'vanity project' when residents need help.
75	Yes - but concern about ASB	All. Seating	Planters	Fodens	Too much in small space.	Just resurface the car park as existing
76	Yes	Impressive for visitors			Bandstand should be in the park	Resurface car park which will be a joy to walk on. Maybe a few planters. Money could be put to better use but what is the cost?
77	No	Notice board	bandstand		Impact on parking spaces available	RE-surfacing the car park
78	No	None			Bandstand should be in the park	Housing increase but no increase in parking
79	Yes - if maintained	Attractive	Potential for events		Parasols - will they look tired and bleached after short time?	Simply resurface (not patch) and add planters with a bit of colour. Cost may be put to better use in the town.
80	No	Lack of information			Modern design. Prefer something more rustic to tone with Town Hall	Ensure rates for market stalls are reasonable enough to ensure stalls are used
81	No	Difficult to ascertain from limited information			Canopies	Like the idea but visitors would like to stop and will find it difficult to park. Reducing spaces is opposite to town's needs
82	No	None			Parking reduction	Wooden structures more in keeping - not ultra modern aliporn. Will this not attract teenagers at night?
83	No	None			Loss of parking	Planting, relocate. Remove pavement around big common and use that space.
84	No - see notes	Design is good as standalone project			Anti social behaviour	Traditional tiled roofs to match market hall and theme of sandbach. How many litter bins? Add subtle lighting
85	Unspecified	Central location			Unsympathetic with surrounding area	Benches to recognise NHS good idea, but this could be near bus shelter to avoid compromising capacity of car park.
86	No	Resurfacing	Fodens Plinth		Loss of space and utility for the market holders	Resurface car park, adjust lines to accommodate more spaces (not less) and site the plaque near herb/sensory garden in line with community ethos.
87	No	Fodens plinth	Resurface car park		Large vehicle access difficult etc	Simply ensure tarmac surface remains in a good state of repair. Fodens plinth should be in a public park - elworth or falling that Sandbach
88	No				Loss of parking	Large canopies removed
89	Yes	Trees			Why is bandstand needed?	Area needs a facelift but in the short term use funds for seating, planters paving etc. Sandbach needs holistic view rather than picking of individual plots. Memorial not well placed outside morrison's.
90	No				Bandstand in the park	Don't see benefit to the town of spending money on anything other than resurfacing. Out of touch with residents.
91	No				Not in keeping with Market Hall	Do a proper job of resurfacing and put money to better use to enhance the town.
92	Unspecified	Planting (evergreen)	Seating	Canvas to soften the character of area.	Too small	Resurface - possibly some greenery?
					Market shopping is in decline	Take over Dingle Farm building; repair and restore and make a museum with car park and space for events
					All of them	Build on the Congleton/Sandbach heritage of floral displays/beds
					Inflexible stalls	Maintain car park and leave well alone
					Curbstones between parking and thoroughfare gives	Stalls to side and rear of town hall. Resurface needed. Benches round perimeter. Planters round perimeter.
						Additional lighting would make site usable all year round. Adequate drainage to be addressed. Planting to extend to bus stop area. Appaled by lack of information provided. How many stalls vs. today? Surface type? Scale drawings?

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Small Common Sub Committee 30 May 2022

Small Common Refurbishment Scheme

Operational Considerations & Assessment

Market Manager (incorporating Market Traders) Feedback:

General

The historic usage of Small Common Car Park is that of a short stay car park supplemented by its weekly one day use as a retail market location and as a location for specialist town events such as the historic annual funfair.

The proposed inclusion in the scheme of fixed canopies would remove the ability to hold a funfair on the site. It may not preclude the use of the area for other events including market trading though an adaption of trading styles would be needed as the canopies are not seen as particularly practical for market trading due to the increased depth compared with frontage and the inability to offload/load large vehicles easily prior and post trading.

The canopies would provide shelter for certain activity if the car park were to be closed for such events. Otherwise the canopies only provide covered parking as this is the main function of the space on non-market days and it is not intended to place seating or other action points under the canopies.

The greatest area of concern regarding the scheme is the considered use of a number of fixed canopies measuring circa 5m square.

The reason for concern is the practicalities of such canopies in such a location.

The proposed refurbishment area is heavily used by vehicles including delivery and waste management HGV's. The car park is currently protected by bollards but these have received impact over a period and the likelihood is that, without further protection, the canopy stations could be knocked. This could then easily cause a misalignment of the canopies which appear to have been designed to fit closely together.

The canopies themselves could present issues in terms of future cleaning and maintenance. A 5m canopy spread is extremely difficult to clean without specialist equipment and working from a raised position. Though achievable thought needs to be given to this aspect of future maintenance as wind borne debris, and general soiling be it bird dropping or otherwise will require attention.

The potential use of the canopies in the evenings for social gathering requires consideration. This is not necessarily a negative and without the car park element could be viewed as good social provision, however there may be the possibility of anti-social behaviour. This could result in the sheets being marked or damaged in a number of ways and thought must be given to the ability and resources required should canopy replacement be required and policing anti-social behavior.

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Such permanent fixtures may prevent other activity such as the funfair though this may be able to be relocated elsewhere in the town.

Having permanent canopies would lead to consideration of actual usage. There is the one day per week market and possible use at Christmas and on other adhoc occasions. This must be set against the potential loss of car parking if event usage is increased, the funfair, certain market trading capability and the cost of the enterprise which may result in negativity as the space will remain ostensibly a car park be it a partially covered one.

Market Consideration

From a market stance a run of static stalls can be a positive and enables a uniform provision with good visual appeal. Such provision needs to be practical.

The canopies suggested are ideal for market operators and traders for the following reasons:

- Permanent structure – no set up required reducing time to commence trading
- Reduction in resource by market operator as no stalls are required to be erected
- No corner posts due to the cantilever arrangement allowing a fuller use of the trading space
- Visually impressive and a good source of shelter and shade for customers and traders

The negatives for trading are as follows:

- Permanent structure allows little option for expansion or contraction of stall layout. A potential for empty spaces is a negative for a market visual
- Traders rarely require 5m in depth as frontage is more important and over many decades circa 2.5m to 3m is the industry norm for stall depth
- Traders like to be able to unload / load directly onto their allotted trading position to save time and effort. If the canopy arrangement restricted such activity it makes the market less welcoming for traders
- The canopies are large and the internal arrangement in terms of structure are not known but traders often hang goods from the mounting frame of traditional stalls. If this could not be achieved via adaptation it would be a negative for traders.
- In poor weather such as wind and rain it is not known if the canopies have side and rear sheet wall capability to protect goods and those standing within. The catalogue and pictures seem to indicate that any such provision is at best minimal. If a provision is available this would need to be securable or detachable to prevent vandalism
- The large expanse may require traders to share canopies i.e. two canopies with a 10m frontage could be used by 3 traders who would normally trade on a 3m frontage. This is achievable but there would need to be an effective gutter system between adjacent canopies to prevent large volumes of water impacting upon the middle trader during inclement weather.

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Conclusion

If these canopies were not to be part of the scheme then the risk elements would be greatly reduced. Such a scheme would still need to consider carefully any surface treatment due to the heavy use of the car park by vehicles and at times heavier loads. Any planting/seating would need to carefully consider use and maintenance and bollard re-instatement again would also ideally be supplemented with similar measures on the adjacent area surrounding the market hall building as badly parked vehicles would simply detract from the area enhancement.

Buildings and Facilities Manager Feedback:

- From an operational perspective operatives raised concerns about access for the market set up vehicles i.e. that there would be no access from The Commons road side (past bus stop) for the long wheel base transit and trailer combo. Also the three ton fork lift could crush the new tarmac while performing increasingly restricted manoeuvres between the new canopies. Or it might catch a canopy post/canopy canvas;
- Drainage – the car park suffers from poor surface water drainage, with large puddles forming. The new surface would be need to be laid with a view to better manage this current issue, perhaps a central gulley or other improvements underground while the surface is being dug up;
- Bollards need to be re-set solidly, and potentially extended to a few more along access road (retractable for ease of use);
- Electric point(s) for event use, lighting, CCTV etc. definitely need consideration for inclusion before project is agreed and started;
- The access road from the main highway to the back of shops is block paved, and generally ok, but some areas are sunken and loose due to traffic volume. Consider the possibility of fixing this at same time, as its appearance might detract from any visual enhancements from the main project;
- The possibility of using the old stone pillars from Saxon crosses in the design;
- Ground anchors to be considered for supplementary gazebos. Potential layout being considered with current traders and the feasibility of secure anchors instead continuing to use the unwieldy 30Kg weight pairs that damage the car park surface.

Town Clerk's Office Feedback:

There are a number of implications for the Town Council in implementing this scheme as noted above. Whilst car park surface improvement and space enhancement

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measures are welcomed, the erection of canopies is more uncertain. There are potentially significant operational and cost benefits from erecting a permanent structure which houses the market and other outdoor events, but this is to be balanced against negative feedback through the engagement; market trading suitability, unquantifiable annual maintenance and CCTV costs which would need to be provided for within the Council's revenue budget, and potential encouragement of anti social behavior in an unsupervised and poorly lit area of the town centre. Consultation is underway with local Police regarding this matter.

Overall a decision needs to be made in the context of all these factors and with a view to ensuring the investment is matched by the potential benefits.

5 Appendix C

Client: Sandbach Town Council
Address: Little Common Car Park

Works: Proposed Carpark Works

Date: 18 May 2022

Drawing M3381-SD-02 V1

Not commercially sensitive

1	SITE CLEARANCE	£	5,556.00	
2	CARPARK WORKS	£	94,213.60	
3	PLANTERS	£	32,338.75	
4	CANOPIES	£	82,288.15	
5	DRAINAGE	£	<u>4,920.00</u>	
6	SUB TOTAL	£	219,316.50	
7	Contractors Preliminaries	£	25,572.00	
8	Contractors overheads & profit @ 12.5%	£	<u>30,611.06</u>	
9	SUBTOTAL	£	275,499.56	
10	Contingency @ 7.5%	£	<u>20,662.47</u>	
<u>PROVISIONAL SUMS</u>				
11	WORK IN CONNECTION WITH SERVICES	£	3,000.00	Unknown at this stage
12	CARPARK LIGHTING (IF REQUIRED)	£	8,000.00	
13	SIGNAGE	£	1,000.00	
14	NEW BOLLARDS (8NO)	£	1,800.00	
15	TESTS AND SAMPLES	£	500.00	
16	WHITE LINING WORK/BAYS	£	1,800.00	
17	Contractors overheads & profit @ 12.5%	£	2,012.50	
18	PROFESSIONAL FEES	£	15,000.00	
19	PLANNING/BUILDING CONTROL FEES	£	1,500.00	
TOTAL EX VAT		£	330,774.53	

VAT @ 20%	£	66,154.91
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TOTAL INC VAT	£	396,929.44
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EXCLUDED

Works to the existing highway/footpath (assumed remains undisturbed)

Work in connection with high groundwater

Any allowance for contaminated land/disposal off

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