

AGENDA ITEM 5

APPEALS AND COMPLAINTS COMMITTEE

16 MAY 2006

REPORT OF CORPORATE DIRECTOR OF DEVELOPMENT AND NEIGHBOURHOOD SERVICES

THE BOROUGH OF STOCKTON-ON-TEES (OFF STREET PARKING PLACES STOCKTON) (AMENDMENTS) (NO 18) ORDER 2002

MARITIME CAR PARK, STOCKTON-ON-TEES

1.0 SUMMARY

The purpose of this report is to seek Members' views on five unresolved objections received following statutory advertising of a proposed 18th amendment to the legal order controlling the use and the tariff levels of the Council's pay and display public car parks.

It is not considered appropriate for the Head of Integrated Transport & Environmental Policy to consider the objections as he would be effectively reviewing his own decision.

2.0 RECOMMENDATIONS

It is recommended that:-

- (i) Members give consideration to the objections raised and also to the comments of the Head of Engineering and Transportation.
- (ii) The local Ward Councillors and the objectors be informed in writing of the Committee's recommendation.

3.0 DETAIL

- 3.1 The North Shore roadworks scheme involved the acquisition of land for a widened Maritime Road and a re-aligned Portrack Lane. An area of land, including the site of the Tilery Inn, was surplus to immediate highway requirements and has been laid out with the intention of adding to the Council's stock of chargeable car parks.
- 3.2 Control of the Stockton town centre car parks is by way of a legal Order specifying the conditions of use and the parking charges. The Order came into being in 1989 and has been the subject of numerous amendments as the car park stock adjusted and varying controls found necessary.
- 3.3 The 18th amendment to the 1989 Order is for the addition of Maritime car park, a charging scale to put it alongside long stay parking facilities, and to confine permitted parking to motor vehicles not exceeding a specified weight.
- 3.4 Authority to seek a further amendment was the subject of a recorded decision by an officer in consultation with a Cabinet Member. The date of decision being 5 August 2005.

- 3.5 Public advertisement of the intention to further amend the 1989 Order attracted five objections. A resident of Billingham objected and four objections were submitted by businesses located in the nearby Maritime Mill.

Details of the Objections

- 3.6 The concerns of the objections and the responses are summarised in the following table.

Objector 1 : Mrs J Grounds, 18 Turner Close, Billingham TS23 3GE	
<p>Objects to charging in car park. She works 3 days/week. Season tickets are not beneficial and she cannot afford £6 per week. Parking by local garages should be stopped.</p>	<p>In order to provide suitable car parking for Stockton town centre, sites are identified for off-street car parks. Car parks close to the centre are classed as short stay to attract visitors and shoppers, whilst those around the periphery are classed as long-stay. In order to manage the car parks, charging regimes are imposed with the short stay car parks becoming increasingly expensive with the length of stay.</p> <p>The long stay rate is constant through the day at £2.00. This is consistent with long-stay parking charges in other, local centres such as Middlesbrough, Hartlepool and Darlington.</p>
Objector 2 : Norton Lodge, Unit 6, Maritime Mill, Stockton-on-Tees TS18 2DR	
<p>Objects to access problems due to new road layout, loss of trade due to roadworks, and lack of staff parking due to yellow lines.</p>	<p>The new road layout is part of the North Shore roadworks. This has effectively reduced delay to vehicles approaching Stockton town centre along A1046 Portrack Lane, A139 Norton Road and A177 Durham Road By-pass. Visibility of the site is easier due to the demolition of The Tilery Public House.</p> <p>The waiting restrictions around the site are substantially the same as previous to the roadworks scheme. There was no on-street parking for staff. The new car park has provided a parking facility, but should be managed as a long-stay car park with a proper charging regime.</p>

Objector number 3 : Crown Upholstery, Unit 10, Maritime Mill, Stockton-on-Tees TS18 2DR	
Objects to hassle with the roadworks scheme. Also the lack of parking opportunities for customers and staff.	<p>The roadworks scheme was constructed in a way to minimise the disruption to existing businesses. The business owners were consulted and informed of each change in the traffic management associated with the scheme. It is accepted that some disruption to businesses was inevitable, but access to the site is now improved.</p> <p>As mentioned previously for Objector 2, the on-street parking facilities have not changed from the system prior to the roadworks scheme. However, there is now a secure, off-street car park for long-stay parking. Short stay, customer parking must be accommodated within the Maritime Mill site as it was previous to the roadworks scheme.</p>
Objector 4 : Norton Lodge Motorcycles, Unit 9 Maritime Mill, Stockton-on-Tees TS18 2DR	
The site is surrounded by yellow lines, customers and staff must use the near car park. The charge is excessive for customers.	<p>These objections have been covered in the response to Objectors 2 and 3.</p> <p>On-street parking has not changed since the roadworks scheme was introduced. The new car park is an additional facility for long-stay parking. Customer parking must be accommodated within the site as it was prior to the roadworks scheme.</p>
Objector 5 : Acorn Car Sales, Maritime Mill, Stockton-on-Tees TS18 2DR	
<p>Objects to the disruption caused by the roadworks.</p> <p>The new road alignment has caused difficulties of access for adjacent units on Maritime Mill.</p>	<p>This objection has been addressed in the responses to Objectors 2 and 3.</p> <p>As has been explained previously, the waiting restrictions and road alignment are substantially the same as prior to the roadworks scheme. However, the road immediately in front of Maritime Mill now serves only local traffic. The proprietors of businesses in Maritime Mill were consulted over the final highway arrangement.</p>

Discussion

- 3.7 As part of the North Shore Roadworks, the junction of Portrack Lane/Maritime Road was re-aligned and traffic signal control was added. The existing waiting restrictions were amended to suit the new junction alignment, but did not differ significantly from previous restrictions. The Tilery Public House was demolished as part of the scheme, and an off-street car park was constructed on the site.

The off-street car park is intended to be part of the town centre parking provision. As it is outside the A1305 relief road around the town centre, it is designated as long stay, and has been constructed to meet "Safer Car Parks" criteria. In order for the car park to be properly managed with long-stay enforcement, the "Pay and Display" charging must be imposed. Parking Attendants can then take proper enforcement action against vehicles abusing the regulations of the car park.

Objectors to the charging regime complain of the lack of free parking for Maritime Mill. However, the off-street car park is an additional parking facility. It will be available for staff parking if required, subject to the charge being paid. All Council car parks in central Stockton are subject to a charging regime. The charge provides revenue to allow Parking Attendants to regularly patrol the car parks, ensuring they are used correctly for the benefit of users of the car parks and also for the conditions of the "Safer Car Parks" scheme to be met.

4.0 FINANCIAL IMPLICATIONS

Long stay car parking demand is high for car parks within walking distance of Church Road offices. Occupancy will be a mix of those paying at the pay machine and those in benefit of a parking permit, commonly S.B.C staff. The car park has 23 spaces and could generate an annual income of (£2 x 23 x 5 x 50) £11,500 again made up of cash receipts and multi-location permit sales.

5.0 POLICY CONTENT

The proposal to increase the stock of 'Safer' car parks is consistent with the community plan.

6.0 CONSULTATION

The Ward Councillors were consulted when the decision was made to seek approval to provide a long stay car park on the site of the Tilery Inn and to make provision for the facility to be within those earning 'Safer' (previously 'Secure') car park status. Such a car park demands a higher level of 'infrastructure and a legal order permitting an occupancy charge and, in turn, regular patrolling by Parking Attendants.

7.0 CONCLUSIONS

The inclusion of Maritime car park in the charging car park stock will assist in accommodating an increased demand for long stay parking in Stockton centre. In the main this has been a product of the re-introduction of a residential parking scheme at Victoria Estate and the civil enforcement of on-street parking controls since September 2005.

Corporate Director of Development and Neighbourhood Services

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Environmental Implications

None

Community Safety Implications

Secured status car parks provide a greater degree of safety for car park users

Background Papers

Scheme of delegation Report SD/T/299

Education Related Item

No

Ward(s) and Ward Councillor(s)

Stockton Town Centre
Paul Kirton
David Coleman