

My Ref: TS/T/15/1 Exor 32461
Your Ref:
Please ask for: Mark Gillson
Tel: 01642 526725
Email: technicalservices@stockton.gov.uk

12997

6th December 2010

Dear Mrs Kapovas

CHURCH ROAD, STOCKTON ON TEES (ON-STREET PARKING) ORDER 2010

Thank you for your letter of 24th November 2010 objecting to the proposed on-street charging regime proposed for the layby on the north side of Church Road in the vicinity of your business. I will take this opportunity to give you some background with regards to the proposals.

Stockton Borough Council adopted Decriminalised Parking Enforcement (DPE) Powers on 5th September 2005, which transferred the traffic warden duties of enforcement of waiting / loading restrictions to Council employed Enforcement Officers. Policies approved in the Parking Plan and Financial Case that accompanied the DPE application to the Secretary of State included the future introduction of on-street parking charges in Stockton Town Centre.

The locations to be investigated for on-street charges were identified in a report to Stockton Council's Cabinet on 20th April 2006.

You will be aware that limited stay parking charges, as proposed on Church Road, have subsequently been implemented on Norton Road, Park Terrace, Yarm Lane, Yarm Street, Bridge Road, Silver Street, Prince Regent Street, Bishop Street and The Square.

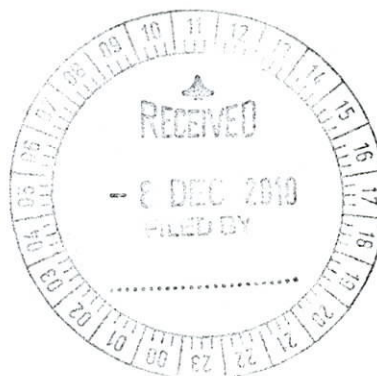
With specific regard to the proposals for Church Road:-

Previous Consultation

The previous Town Centre Manager originally consulted with businesses in 2006 to determine ways the Council could assist the vitality and performance of the Town Centre. One of the main concerns was the lack of short stay quick turn over parking for shoppers / customers. Consultation was carried out via a series of breakfast meetings at the Swallow Hotel; our records show that despite formal invitations, Church Road businesses were not represented.

Proposals for on-street charging were added to the agenda for the Stockton Retail Forum held on 24th January 2007.

Mrs D Kapovas
Kaminaki Greek Taverna
92 Church Road
Stockton
TS18 1TW



Following the meeting, a letter in objection to the proposal to charge for parking on Church Road was received from the proprietor of the Roundabout Kitchen and signed by other businesses in the vicinity. 7 of the 11 businesses which signed the petition are still trading.

Recent Consultation

Given the previous concerns, residents and businesses of Church Road were formally re-consulted on the proposal to introduce ultra-short stay parking charges in May 2010. The suggested charges are; the first 10 minutes free of charge, then 20p for ½ hour. The charges would apply 8am-6pm, Monday-Saturday.

A total of 21 residents / businesses were consulted, 10 responses were received 9 of which were not in support of the proposal with only 1 in support. It is worth bearing in mind that it is unknown how many of those consulted both operate their businesses on Church Road and live in the flat above.

The results of the consultation were reported to the Head of Technical Services and Cabinet Member of Regeneration and Transport, who considered the advantages and disadvantages, of the proposals.

Enforcement of the existing ½ hour limited waiting restrictions is resource intensive and can lead to accusations of over zealous parking attendants. A ticket based system is significantly easier to enforce and there is clarity on the driver's side with respect to the exact time they are expected to leave.

Due to the existing ½ hour limited waiting the turnover of spaces on Church Road is already frequent, and the businesses have concerns that charging is not appropriate given the short duration nature of visits to many of the premises. However, other similar businesses operate on metered streets in the town centre area, notably Yarm Street, and particularly, Norton Road.

Given the reduction in the enforcement burden, existing metered streets in the vicinity of similar businesses elsewhere in the town centre, and potential income stream that can be invested in parking services, it is considered that the benefits of introducing on-street charging outweigh the disbenefits, and approval to proceed was given.

With regard to your particular concerns: -

I am happy to revise the hours that the charges apply to 9am – 5pm, Monday – Saturday as you requested.

There are no plans at the present time to extend the Victoria estate Residents Parking Zone to cover properties on Church Road. I cannot therefore agree to issue permits to residents on Church Road.

With regard to the taxi rank, whilst it is no longer in use following the closure of Harvey's Wine Bar, the rank will remain in place in case the club re-opens in the future. The taxi rank signs have been removed and it is not now enforced. However, I will arrange to burn the markings off, to avoid confusion for customers. It should be noted that should Harvey's re-open and the rank be introduced, it will operate 8pm-4am, that is outside of the proposed charging period.

Please note that the Council are required to place an advert in the local press with regard to these proposals. Posting of notices on site is not a mandatory requirement; however, this additional practice is usually carried out by Stockton Council. The notices on site including the closure date for objections were changed on 25th November 2010.

In view of the above comments, I would like to ask you to re-consider your objection. Should you wish your objection to stand, the item will be referred to the Council's Appeals and Complaints Committee and you should be aware that your letter will be part of the Committee papers and therefore part of a public document. The Committee is independent of the Traffic Regulation Order process and as an objector you would be given every opportunity to address the Committee.

The Committee recommend whether to uphold or overrule objections on an individual basis, the final decision resting with the Head of Service in consultation with the Cabinet Member. The alternative option is to formally withdraw your objection. A reply slip and pre-paid envelope are enclosed for you to indicate your intentions.

I would be grateful if you could return your completed reply slip within 10 working days of the date of this letter.

Thank you for your assistance in this matter.

Yours sincerely

Mark Gillson
Senior Engineer – Network Safety

Encl.

To: Mark Gillson
Stockton on Tees Borough Council
Senior Engineer, Network Safety
Technical Services
PO Box 229
Kingsway House
West Precinct
Billingham
TS23 2YL

Ref: TS/T/15/1 (MG)

Dear Mr Gillson

CHURCH ROAD, STOCKTON ON TEES (ON-STREET PARKING) ORDER 2010

With reference to my letter to the Council's Corporate Director of Law and Democracy regarding the above and the Network Safety correspondence dated 6th December 2010.

I wish my objection to be considered by the Council's Appeals and Complaints Committee

***YES/NO**

I wish to withdraw my objection to the proposed amendments

***YES/NO**

(* Please delete as appropriate)

From :

Address :
.....
.....

Postcode :

Date :

Signed :

KAMINAKI Greek Taverna

92 Church Road, Stockton TS18 1TW
Tel: 01642 607949

e-mail: info@kaminaki.co.uk
www.kaminaki.co.uk

D.E. Bond
Director of Law and Democracy
Municipal Buildings
Church Road
Stockton-on-Tees
TS18 1LD



Stockton-on-Tees

DEVELOPMENT & NEIGHBOURHOOD
SERVICES

TECHNICAL SERVICES

DATE: 25 NOV 2010

MAIL LOGGING NUMBER

3 2 4 6 1

FILE REFERENCE

24 November 2010

Dear Mr Bond

The notice posted outside our restaurant invites objections to the proposed Church Road parking scheme to be made to you by a certain date – but does not say when that date is (enc. 1) so I am assuming that it is not too late to make representations.

I am enclosing a copy of the letter (enc. 2) we sent to Mr Gillson during the 'consultation' period and would be grateful if you would take note of the comments therein as these are the basis for our objection to the proposals. I have also copied to you the series of pictures which confirm the pointlessness of there being a taxi rank on Church Road (enc. 3).

I note that the proposal is now for charges to be introduced between 8 am and 6 pm. You will see from my consultation letter our reasons for objecting to the 8 am start. I cannot be completely sure, but I do believe (otherwise I would surely have mentioned it in my earlier letter) that in the consultation documents we received, the finish time was stated as 5 pm. At present, our customers can park from 5 pm; if time restrictions and charges were to be applied until six, this would have a seriously detrimental effect on our early evening trade.

As regards the supposed existing taxi rank, the situation is now even more confused than before. Shortly after my letter to Mr Gillson, the council took down the notice about the space being a taxi rank between the hours of 6 pm and 4am but left the yellow markings on the road. Is it a taxi rank or is it not? If, as the map suggests, a taxi rank is to remain (enc. 1), I can only ask 'why?' There is absolutely no need whatsoever for a taxi rank there and every need for an increase in the parking spaces available to people bringing their custom into Stockton in the evening.

We enjoy the appreciation of our customers from Stockton itself and those we bring in to Stockton from many miles afield; we feel that we are 'doing our bit' to enhance the town. However, beleaguered as we are by the current parking restrictions as both domestic and business residents, things would be even worse for us if the new proposals go ahead and we may be forced to relocate to somewhere less fraught.

If the council feels it must introduce metered parking, please at least make it between the current restricted hours of 9 to 5. There can be no benefit (other than to council coffers) in extending the hours and much damage will be done to ourselves and neighbouring early morning businesses – a newsagent and a sandwich shop. Another suggestion I would like to make is that the council could issue parking permits to the very few domestic residents of Church Road.

I am sure that you will appreciate that parking is a worrying and serious issue for us and I do hope you will consider our objections sympathetically. I look forward to receiving your response to my questions, comments and suggestions.

Yours sincerely

D. Kapouas

Dinah Kapouas

Full details of the proposals are contained in the draft Order which, together with a map showing the affected road and a statement of the Council's reasons for proposing to make the Order, may be examined at the Municipal Buildings, Church Road, Stockton-on-Tees during normal office hours.

If you wish to object to the proposed Order you should send the grounds for your objection in writing to the undersigned by ??

SCHEDULE 1

'Ultra Short Stay' Parking Places for On-Street Charges

New Charges to be introduced

Monday to Saturday between 8.00am and 6.00pm, for a period of up to 10 minutes free of charge, 20p for half an hour, maximum stay half an hour. No return within 2 hours.

SCHEDULE 2

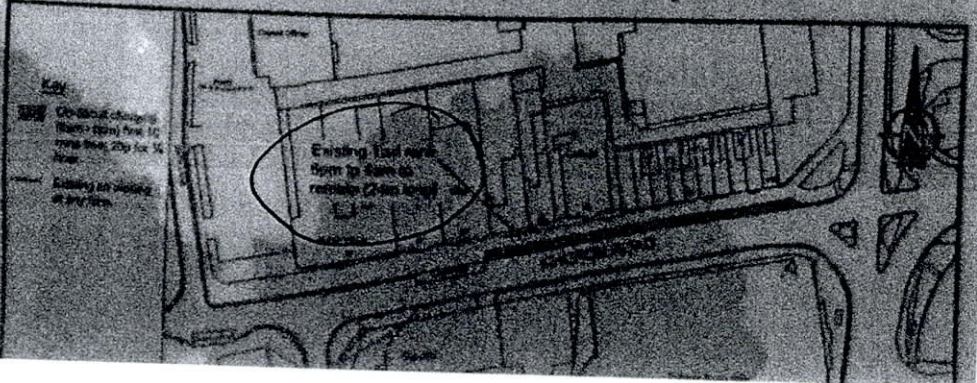
'Ultra Short Stay' Parking Places for On-Street Charges

Church Road (north side)
Stockton-on-Tees

From a point 22 metres west of its junction with Maritime Road for a distance of 83 metres in a westerly direction.

Dated 18th day of November 2010

D.E. Bond
Director of Law & Democracy
Municipal Buildings
Church Road
STOCKTON-ON-TEES
TS18 1LD



End. 2

KAMINAKI Greek Taverna

92 Church Road, Stockton TS18 1TW
Tel: 01642 607949

e-mail: info@kaminaki.co.uk
www.kaminaki.co.uk

21 May 2010

Your ref: TS/T/15/1

Copy

Dear Mr Gillson

We are writing to you to give our views on the proposed on-street charges as outlined in your letter dated 11 May. We note that you are 're-consulting affected businesses' and must point out that this is the first notification we have had about the issue which carries major implications for us.

As business owners and domestic residents of Church Road, paying, therefore, two separate council taxes, we are deeply concerned about the detrimental effects such a scheme would have on us and our neighbours.

When we bought our premises on Church Road, one of our reasons for choosing here was the availability of ample parking directly outside both for ourselves and our customers. Since the taking over of parking enforcement by the council we now find we have no parking space at all for residents.

We residents of Church Road have great difficulty with the present parking restrictions and these would be further exacerbated by the proposed scheme. At night time we must park our cars on Church Road because experience has shown that cars left in our back lane overnight run the likelihood of vandalism. In the morning, we must move them early into the back lane to avoid parking fines and to try and get a space before the lane fills up with non-residents. This to-ing and fro-ing with cars takes at least ten minutes each time as there is no direct access to the back lane and we face circuitous routes through two sets of traffic lights each way. At present, we need to move our cars by 8.30. If the parking restrictions are now to start at 8, we will have to start moving our cars at 7.30. As a night time business, it is usually 2 or 3 am before we have finished work so this is a very real inconvenience to us.

For the businesses on Church Road, the changes proposed will be detrimental. There is no doubt that the traders relying on quick turnover would lose business as the very presence of parking meters is a deterrent to passing motorists who will simply go elsewhere.

As restaurant owners, we shop daily for our supplies, sometimes making two or three shopping trips per day. It is not possible for us to unload our goods within a time slot of ten minutes. This must be the case for other traders in the parade, too.

Encl. 2

Copy

You point out that enforcement of existing regulations is resource intensive. We would suggest that enforcement of the new proposals would be still more resource intensive as the ten minutes free parking followed by the 20p half hour would surely require a greater degree of monitoring than the present system.

Furthermore, the presence of ugly meters (no doubt, expensive to install and maintain) would be unsightly clutter on a street which is in need, rather, of improvement and enhancement.

With reference to the taxi rank which your enclosed plan shows as to remain, we must point out that this rank is never, ever used by taxis. It was apparently set up to service a wine bar called Harvey's which closed many, many years ago. There is absolutely no reason for there to be a taxi rank there at all. The attached pages showing pictures of the rank last Friday and Saturday at various stages of the evening and night will corroborate this.

In the seven years we have been here – and from long before, according to others - the marked taxi rank has simply been ignored by the council and cars have parked there at night without a problem. Suddenly, from a couple of weeks ago, enforcement officers have targetted the rank and two of our customers, having travelled from Redcar and Middlesbrough, have been among those receiving parking tickets late in the evening. This is really bad for our business reputation. In addition, it should be clear that the unnecessary reserving of five or six spaces for non-existent taxis reduces the amount of space available for people wishing to come into Stockton in the evening. It is not being overly cynical, we believe, to suggest that this recent targeting of the space can only be a money-raising ploy. It would seem appropriate that the taxi rank should simply be abolished.

Can we suggest that, as Stockton is sorely in need of regeneration, those of us who are supporting the town through our businesses and as fully contributing local residents should be given the encouragement to remain here. Times are difficult for small traders and it would be a most inappropriate step for the council to go ahead with a scheme which would seem to have no advantages but would certainly be damaging to all of us as business and domestic residents of Church Road.

Thank you for your consideration of this letter. We hope you will understand the real concerns we raise and respond to them. If you wish to arrange a site visit to see the circumstances for yourself, we would be happy to talk to you.

Yours sincerely,

Antonios and Dinah Kapouas